

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** November 15, 2012

**Agenda Item:** **Variances - 951 Caroline Street (RE# 00002970-000000)** - A request in the HRCC-2 zoning district for building coverage, impervious surface ratio, front-yard and street-side setback per Section 122-720 (4) a. & b. and (6) a. & d. and parking requirements per Section 108-572 (16) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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**Request:** To allow the addition of 13,500 square feet of commercial floor area for a West Marine store.

**Applicant:** Trepanier and Associates, Inc

**Property Owner:** Conch Harbor Retail center

**Location:** 951 Caroline Street (RE# 00002970-000000)

**Zoning:** Historic Neighborhood Commercial Core (HRCC-2) zoning district

**Background:**

This project was originally approved in 1997 as a marina. The major development and conditional use approval of the restaurants, commercial office and retail and below-grade 66 space parking garage came in 1999. The development approval included a parking agreement (CC Res 98-298) between the owner and the City. This was for reserve spaces to offset the requirement of 98 total spaces. To ensure that the parking could be accommodated on site should the agreement be void, the final design included a landscaped buffer yard at the front of the property abutting Caroline Street. It is here that the applicant has chosen to place the addition.

**Request:**

To approve a variance application to building coverage, impervious surface ratio, front and street-side setbacks and parking requirements to allow the construction of a 13,500 square foot addition to the existing development to house a West Marine, a ship's chandlery and marine specialty store. This proposed addition will be located on the landscaped area established for future parking. The addition would bring the parking requirement to 143 auto spaces.

The applicant is requesting that bicycle parking be substituted for 35 auto spaces: 123 bicycle by 4 equals 31 auto spaces (Sec. 108-574 & 108-576). This would bring the total on-site parking to

102 spaces: 71 auto plus 31 bicycle/auto equivalent equals 102 total spaces. The remaining variance request would be for 41 spaces. The applicant proposes a new parking agreement with the City for space in the Park-n-Ride. Ten spaces would be at full-rate lease and an additional 31 spaces for reservation.

**Data Table**

<b>Variance to:</b>	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Building Coverage	50%	40.1%	56.8%
Impervious Surface Ratio	60%	69.5%	86.1%
Front-yard Setback	10 feet	43.9 feet	5.6 feet
Street-side Setback	7.5 feet	9 feet	0 feet
Parking Requirements- Auto	144	66	71
Bicycle / Scooter	25% - 31 spaces	64	123

Currently, the building is setback 44 feet from the street. The proposal is to bring the building forward to become part of the streetscape. This will be harmonious with the surrounding buildings. The site is located within the parking waiver district. Therefore, bicycle substitution is supportable as a variance to required parking. Further, the applicant has stated that the parking need of West Marine is minimal as they serve a largely pedestrian and biking clientele. To this end, West Marine has made a requirement that there be twelve (12) parking spaces assigned for their use. This is far less than the 45 spaces that would be required for a 13,500 square foot retail space.

**Process:**

Development Review Committee:	July 26, 2012
HARC:	August 15, 2012
Tree Commission:	August 16, 2012
Planning Board Meeting:	October 18, 2012
City Commission Meeting:	December 4, 2012, Tentative

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The property is located within the HRCC-2 zoning district. This district is guided by Section 122-716 (5) which requires the implementation of urban design schemes that attract and encourage pedestrian traffic. To that end, the design brings the building close to the street. By doing so, building and impervious coverage's, front-yard setback and on-site parking requirements are difficult to meet. The property has 66 existing off-street parking spaces and will add five more. The physical land constraints of the property are not conducive for providing the required 143 total parking spaces. However, this physical limitation is not a condition exclusively unique to the property, but is applicable to other properties within the same zoning district.

2. **Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

It is the applicant's chosen site location and design scheme that drives the variance request.

3. **Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.**

The granting of any variance, as a general rule, is considered as a special privilege. There are no other lands, buildings or structures that are afforded or have been denied similar privileges in this zoning district.

4. **Hardship conditions exist. That literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

Hardship conditions do not exist to support the granting of the variances; and the applicant would not be deprived of rights commonly enjoyed by other properties in the HRCC-2 zoning district.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

Granting these variances approval will be the minimum variances required.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The request to waive off-street parking spaces in the parking waiver district could be injurious to the public welfare as there is limited on street parking in the general vicinity.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

The applicant is not using any other nonconforming properties as the basis for the variances.

**The Planning Board shall make factual findings regarding the following:**

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The standards established by Section 90-395 of the City Code have not been met by the applicant for the variances.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The department has not been notified of any neighborhood objections to date.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends that the request for variances to be **denied**. However, if the Planning Board chooses an approval, the following conditions are recommended by staff:

**Condition to be completed prior to the issuance of building permits:**

Any parking agreement is approved by the City Commission.

**Condition to be completed prior to the issuance of a Certificate of Occupancy:**

All five (5) auto and 123 bicycle scooter-parking spaces are installed.

**Draft  
Resolution**

**PLANNING BOARD  
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST  
PLANNING BOARD GRANTING VARIANCES  
TO BUILDING COVERAGE, IMPERVIOUS  
SURFACE RATIO, FRONT AND STREETSIDE  
SETBACK REQUIREMENTS AND PARKING  
REQUIREMENTS FOR PROPERTY LOCATED  
AT 951 CAROLINE STREET (RE# 00002970-  
000000), UNDER THE CODE OF ORDINANCES  
OF THE CITY OF KEY WEST, FLORIDA;  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Code Section 90-391 allows applicants to request variances to the Land Development Regulations through the Planning Board; and

**WHEREAS**, Section 122-720 of the Code of Ordinances provides for the maximum and minimum dimensional requirements for property located in the HRCC-2 zoning district; and

**WHEREAS**, the applicant requested variances to Section 122-720 (4) a. & b.: building coverage and impervious surface ratio; and

**WHEREAS**, the applicant requested variances to Section 122-720 (6) a. & d.: front and side-yard setbacks; and

**WHEREAS**, the applicant requested a variance to parking requirements per Section 108-572

(16): one parking space per 300 square feet of commercial floor area; and

**WHEREAS**, this matter came before the Planning Board at a public hearing on November 15, 2012; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that the literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That the variances to building coverage from the 50% allowed to the 56.8% proposed, to the impervious surface ratio from the 60% allowed to the 86.1% proposed, to the front-yard setback of 10 feet required to the 5.6 feet proposed, to the street-side setback of 7.5 feet



required to the zero feet proposed and the 144 required number of parking spaces required to the 102 proposed associated with an amendment to a Major Development Plan and Condition Use approval for property located at 951 Caroline Street (RE# 00002970-000000) in the Key West Bight per Sections 122-720(4) a. & b., 122-720 (6) a. & d. and 108-572 (16) of the Land Development Regulations of the Code of Ordinances of the City of Key West, are approved as shown on the attached plan set received October 31, 2012, with the following conditions:

**Condition to be completed prior to the issuance of building permits:**

Any parking agreement is approved by the City Commission.

**Condition to be completed prior to the issuance of a Certificate of Occupancy:**

All five (5) auto and 123 bicycle scooter-parking spaces are installed.

**Section 3.** It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new

construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of November, 2012.

Authenticated by the Chairman of the Planning Board and the Planning Director.

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald L. Craig, AICP  
Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

Draft

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning Director

# Application

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 951-955 Caroline St., Key West, FL 33040
2. Name of Applicant Trepanier and Associates, Inc. on behalf of Conch Harbor Retail Center, LLC.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative x
4. Address of Applicant 402 Appelrouth Lane  
Key West, FL 33040
5. Phone # of Applicant 305.293.8983 Mobile# \_\_\_\_\_
6. E-Mail Address owen@owentrepanier.com
7. Name of Owner, if different than above Conch Harbor Retail Center, LLC.
8. Address of Owner 951 Caroline St., Key West, FL 33040
9. Phone # of Owner 305.600.3449
10. Email Address Craig@KeysCaribbean.com
11. Zoning District of Parcel HRCC-2 RE# 00002970-000000
12. Description of Proposed Construction, Development, and Use  
Application for variances to allow the amendment of an existing Major Development Plan and Conditional Use approval (Res. No. 99-225) to permit the construction of a 13,500 sq. ft. addition to the Conch Harbor facility to house a West Marine.
13. List and describe the specific variance(s) being requested:
  1. Sec. 122-572 Schedule of off-street parking requirements. From the 144 required to the 71 proposed
  2. Sec. 122-720(4)a. Maximum Building Coverage. From the maximum 50% to the proposed 56.8%
  3. Sec. 122-720(4)b. Maximum Impervious Surface. From the maximum 60% to the proposed 86.1%
  4. Sec. 122-720(6)a. Minimum Setbacks. From the 10 feet front setback required to the 5.6 feet proposed
  5. Sec. 122-720(6)d. Minimum Setbacks. From the 7.5 feet street-side setback required to the 0 feet proposed

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14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
<b>Zoning</b>	HRCC-2			
<b>Flood Zone</b>	AE 9 & 7			
<b>Size of Site</b>	82,210 sq. ft.			
<b>Height</b>	35 ft.	30 ft.	30 ft.	No
<b>Front Setback</b>	10 ft.	43.9 ft.	5.6 ft.	<b>Yes</b>
<b>Side Setback</b>	5.0 ft.	7.8 ft.	7.8 ft.	No
<b>Side Setback</b>				
<b>Street Side Setback</b>	7.5 ft.	7.5 ft.	0 ft.	Yes
<b>Rear Setback</b>	15 ft.	29.7 ft.	46.8 ft.	No
<b>F.A.R</b>	0.5	0.25	0.41	No
<b>Building Coverage</b>	50%	40.1%	56.8%	<b>Yes</b>
<b>Impervious Surface</b>	60%	69.5%	86.1%	<b>Yes</b>
<b>Parking</b>	98*	65	70	<b>Yes</b>
<b>Handicap Parking</b>	3	5	6	No
<b>Bicycle Parking</b>	17	62	68	No
<b>Open Space/ Landscaping</b>	20%	50%	33%	No
<b>Number and type of units</b>	0	0	0	No
<b>Consumption Area or Number of seats</b>	NA	3,329 sq. ft.	No Change	No

\* Project previously approved with 110 spaces needed

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date 07/24/12 HARC Approval # \_\_\_\_\_

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes  No  If Yes, please describe and attach relevant documents  
Res. 95-324 references and depicts nonexclusive access easements for the Boardwalk and the loading zone/ access drive (Attachment A).

17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES  NO  Tree Commission Hearing Scheduled for 08/13/12  
If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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**Standards for Considering Variances**

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:**

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Special conditions and circumstances exist. This property is part of both the Key West Bight Master Planning Area as well as the Caroline Street Corridor Community Redevelopment Area. The area is characterized by a pedestrian-oriented street scape within an urban fabric. The site is the anchoring property at the end of the Caroline Street Corridor. The current structure's design is oriented solely toward the water and turns its architectural back on Caroline Street. The proposed addition will bring the property's design into conformance with, and enhance, the character of the area, by embracing the Caroline streetscape as well as anchoring the North-East end of the Corridor. The uses are unique and have a documented history with regard to parking impacts.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The current conditions were not created by the applicant. The current owner neither designed nor built the existing structure. However the current owner does seek to transform the existing structure so that it both conforms with and enhances the character of the district.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred. The owner will be required to install all necessary storm water management systems and will invest significantly into the district's capital infrastructure. This property's storm water management system is currently a passive system; it will be replaced with an active state-of-the-art management system. The granting of this variance will, in no way, deny any privileges to any other properties in the district.



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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. The current design of the property is a hardship to the owner and the people of Key West. The design is such that it ignores the pedestrian scale intent and character of the Caroline Street Corridor. It will also be a hardship to the Community Redevelopment Area ("CRA") and the people of Key West if a marine-oriented retail facility is forced to relocate out of the CRA and the CRA loses the significant tax increment as a result.

**Continued on attached**

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

This is the minimum variance needed to accommodate tenant's minimum design needs to service the Key West Bight market. Secondly, the proposed location of the addition generally coincides with the existing approved Phase 2 expansion of Conch Harbor.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The proposed project is not injurious to the public welfare, and in fact will conform to and enhance the Caroline Street Corridor. The project will generate approximately \$20,000 - \$30,000 in new ad valorem taxes within the Caroline Street Corridor CRA. A parking study is underway to understand potential parking impacts associated with the proposal.

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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other properties are not considered as the basis for this variance request.

**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

## 5. Hardship Conditions Continued...

The literal interpretation and application of the below Sections would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant and the community at large.

1. Sec. 122-572 Schedule of off-street parking requirements. From the 143 required to the 71 proposed
2. Sec. 122-720(4)a. Maximum Building Coverage. From the maximum 50% to the proposed 56.8%
3. Sec. 122-720(4)b. Maximum Impervious Surface. From the maximum 60% to the proposed 86.1%
4. Sec. 122-720(6) Minimum Setbacks. From the 10 feet front setback required to the 5.6 feet proposed

The intent of the HRCC-2 zoning district<sup>1</sup> attempts to, among other goals:

- Further the goals and intent of the HRCC-2 future land use designation;
- Improve pedestrian linkages with adjacent and nearby activity centers;
- Protect and enhance opportunities for water-dependent and water-related land use activities;
- Implement urban design schemes which attract pedestrians and reinforce pedestrian linkages; and
- Create consistency with the redevelopment plan for the Key West Bight and the Caroline Street Redevelopment Area.

The proposed redevelopment plan and the granting of the requested variances will further the intent of the HRCC-2 zoning district by protecting and enhancing a water-related land use activity - *West Marine*. The redevelopment plan will create street-level retail space in a manner that accommodates West Marine's needs within the immediate vicinity of the Key West Bight. The plan proposes an urban design scheme that brings the building forward to the streetscape to create and enhance pedestrian linkages in a manner consistent with the Comprehensive Plan and the KW Bight Master Plan. The proposal also furthers the Bight Master Plan's intent to encourage the creation of high-end retail along the harbor walk and street-level water-related retail.

Urban design streetscapes are characterized by narrow setbacks and pedestrian-oriented structures and land uses. The literal application of the setback requirements, in this case, will result in specific hardships and act to contradict the goals of the comprehensive plan, the Historic District, and the KW Bight Master Plan. The existing average setback along the Caroline Street corridor is less than the district minimum; the proposed setback for the redevelopment (5.6 feet) is designed to reflect the existing and historic streetscape and to further the district's pedestrian-oriented goals including the inclusion of street level landscaping. The proposed design embraces the existing and historic streetscape and the relationships between the street and the existing historic structures, as encouraged by the HARC Guidelines. To locate this proposed structure on the site with historically inconsistent setbacks will result in a degradation and disruption in the urban fabric of the Corridor and an overall reduction in the integrity of the historic district. The creation of landscaped open space, in addition to the existing approved active recreation open space, is proposed to further the pedestrian oriented nature of the corridor even though the

comprehensive plan contemplated at least one scenario<sup>1</sup> whereby this site could have been developed with no open space requirement.

This area of the Caroline Street Corridor has serious stormwater management issues. The adjacent intersection floods regularly. Stormwater runoff from the public rights-of-way regularly flood into the existing development site. Impervious surface ratios were initially created to allow ground-absorption of stormwater in an attempt to reduce stormwater runoff. The proposed redevelopment will employ a state-of-the-art stormwater management system, which exceeds the minimum code requirements by over 300%<sup>2</sup>. The system will not only treat water from the redevelopment site it will also treat right-of-way runoff (currently street water runs down into the parking garage when the corner floods). The proposed system will capture this water and treat it within the onsite system. This treatment of street-water and the excess onsite capacity produces a public benefit that far exceeds that which would be handled through the minimum pervious surface required under the code.

A literal interpretation of the above referenced code sections would create an undue hardship on the property owner and the people of Key West. The literal application of the code in this case would require the redevelopment to occur in a manner contrary to the goals and intent of the comprehensive plan, the land development regulations, and the KW Bight Master Plan. The property owner could be forced to pave most of the existing site in order to meet the code-predicted parking impact even though extensive data and analysis demonstrates the code-predicted parking requirements are excessive and inapplicable to the existing and proposed development. Unnecessary pavement and parking lots contravene the pedestrian-oriented, urban design streetscape goals of the community-adopted plans.

The existing structure was designed in a manner that is inconsistent with the plans' intents. To withhold variances based, not on the unique and specific details of the existing and proposed development, but instead on the general requirements and predictions of code, will result in a development that neither meets the needs of the tenant nor the goals of the publicly adopted comprehensive and master plans.

Data and analysis demonstrates that the existing and proposed redevelopment consists of unique users with documented histories regarding parking needs. The attached Traf Tech Engineering Inc. parking study demonstrates that the existing parking is significantly underutilized as a result of several factors including the property's water-dependant and water-related nature, the KW Bight boardwalk and the area's pedestrian-oriented nature.

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<sup>1</sup> Sec. 122-716. - Intent.

- (a) Consistent with the comprehensive plan future land use map, the HRCC-2 Key West Bight district includes the Key West Bight area. Development within this district shall reinforce the following:
- (1) Preservation of public waterfront access as well as waterfront views;
  - (2) Improved pedestrian linkages with adjacent and nearby activity centers;
  - (3) Protection and enhancement of opportunities for water-dependent and water-related land use activities, while preventing undue concentrations of population within the coastal high hazard area;
  - (4) Accommodation of public improvements necessary to achieve redevelopment plan objectives;
  - (5) Implementation of urban design schemes which attract pedestrians, increase waterfront exposure, reinforce the ambiance of the waterfront, and regulate against structures which wall off or otherwise inhibit access to waterfront views, strategic open spaces, or pedestrian linkages; and
  - (6) Consistency with the redevelopment plan for the Key West Bight and the Caroline Street Redevelopment Area.

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<sup>1</sup> Comprehensive Plan Policy 1-2.3.3

<sup>2</sup> Please see attached Stormwater plans.

Brendon,

As you requested, here is summary of the Parking Situation at Conch Harbor. Parking Summary The original project was approved in 1998 with a miscalculation for parking on the architectural plans. The plans showed 108 parking spaces required, while the associated application stated 110 were required – both were incorrect. When we apply the parking regulations, in effect at the time, against the then proposed development, the correct number of spaces required by code should have been 98. We're not able to identify the source of the difference between the 108 on the plans and the 110 in the associated application, therefore we assume the difference to have been typographical error; however for the difference between the 108 and the 98 we identified a misapplication of Sec. 108-573 with regard to the existing docks, which resulted in an over-prediction of parking needs. Thus our starting point with regard to the existing parking required by code, at the time, is 98 spaces (66 of which were provided on site). The proposed redevelopment will add another 44 required spaces as currently predicted by KW Code Sec. 108-572.

As part of our due diligence, we hired Traf Tech Engineering, Inc. to perform a parking study on the Conch Harbor property as well as the surrounding Bight area to determine both the functional parking need of the existing and proposed uses and the overall parking situation of the immediate area. The engineering study demonstrated, through data and analysis, that 1. the existing development and proposed redevelopment consists of unique users with documented histories regarding parking needs, which were dramatically less than predicted by the literal application of the code, 2. that the existing parking is significantly underutilized as a result of several factors including the property's water-dependent and water-related nature, the KW Bight boardwalk and the area's over-all pedestrian-oriented nature, and 3. the proposed 71 onsite parking spaces will more than accommodate the existing and proposed uses.

It is also important to note that the redevelopment will increase the onsite bike/scooter spaces to 123. Bike/scooter is the primary mode of transport for land-based consumer trips to and from Conch Harbor. Finally, a 10-yr agreement for the full-rate lease of 10 spaces and the reservation of an additional 39 in the City's Park and Ride facility on Grinnell Street is proposed. The agreement calls for a follow-up parking study to occur not less than 3 years after the redevelopment is in full operation, or as the City deems otherwise appropriate. The results of that study may be used to alter the parking reservation agreement, if necessary. Notwithstanding the above and the ability to comply with parking by arguing the applicability of Sec. 108-574 and Sec. 108-576, Conch Harbor has chosen to follow the more conservative and literal interpretation of code and instead is seeking approval of the above parking program by going through the public hearing process for variances. Conch Harbor believes the public involvement of the variance process will provide a more inclusive and transparent approval process and result in a more successful and community-oriented development.

Trepanier & Associates, Inc. Land Planners & Development Consultants

402 Appelrouth Lane, P.O. Box 2155

Key West, FL 33045-2155



October 8, 2012

RE: Proposed West Marine - Conch Harbor – Key West, FL.

To whom it may concern:

We are excited about the opportunity to relocate and expand our store in Key West to the Conch Harbor development. With the 68 spaces in the on site parking garage and the close proximity of the 251 stalls in the city garage, we feel the 12 spaces designated for West Marine customer use is sufficient to handle our needs during peak days/hours. We are also looking forward to the added exposure to pedestrian traffic as well, especially from the Fort Myers – Key West Ferry.

Please feel free to call me at 904-264-1238 or contact me via email at [paulco@westmarine.com](mailto:paulco@westmarine.com) if you have any questions or need any additional information.

Regards,

A handwritten signature in black ink that reads 'Paul A. Cooper'.

Paul Cooper  
Director of Real Estate – Store Development  
**West Marine**  
T 904-264-1238 | C 831-295-9174  
[paulco@westmarine.com](mailto:paulco@westmarine.com) | [www.westmarine.com](http://www.westmarine.com)

# Conch Harbor Marina

Key West, Florida

parking study



prepared for:  
**Conch Harbor Retail Center, LLC**

**Traf Tech**  
ENGINEERING, INC.

**September 2012**

# Conch Harbor Marina

951 Caroline Street

Key West, Florida

## Parking Study

September 2012

*Prepared for:*

Conch Harbor Retail Center, LLC  
951 Caroline Street  
Key West, Florida 33040

*Prepared by:*

Traf Tech Engineering, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
Phone: (954) 560-7103  
Fax: (954) 582-0989



September 17, 2012

Mr. Craig Hunt  
Conch Harbor Marina and Retail Center  
951 Caroline Street  
Key West, Florida 33040

**Re: Conch Harbor Marina  
Parking Study**

Dear Craig:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the parking study undertaken for the proposed expansion of the Conch Harbor Marina located in the northwest corner of the intersection at Caroline Street and Grinnell Street in Key West, Monroe County, Florida. It has been a pleasure working with you and your staff on this project.

Please do not hesitate to contact me if you have any questions.

**TRAF TECH ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read 'Karl B. Peterson', with a stylized flourish at the end.

Karl B. Peterson, P.E.  
Senior Transportation Engineer

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## INTRODUCTION

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The Conch Harbor Marina is an existing marina and commercial retail facility located in the northwest quadrant of the intersection of Caroline Street and Grinnell Street in the City of Key West, Monroe County, Florida. Figure 1 on the following page shows the location of the project site in relation to the surrounding roadway network.

The owner of this facility, Conch Harbor Retail Center, LLC, has proposed to expand the existing retail space at this location. Traf Tech Engineering, Inc. has been retained to prepare a parking study for the proposed retail expansion. This study addresses the supply of parking in the immediate area, parking demand (as measured in the field and adjusted for average peak season conditions), and parking availability that takes into consideration the proposed retail expansion.

This parking study is divided into five (5) sections, as listed below:

1. Inventory
2. Nearby Public Parking Spaces
3. Parking Counts
4. Parking Analysis
5. Conclusions and Recommendations



**LEGEND**

Project Site

**FIGURE 1**  
 Conch Harbor Marina  
 Key West, Florida

**PROJECT LOCATION MAP**

**Traf Tech**  
 ENGINEERING, INC.

## INVENTORY

---

### **Existing Land Uses, Access and Parking**

The existing Conch Harbor Marina site consists of the following land uses and intensities:

- 27,000 square feet of retail space (including restaurant, bar, and office uses)
- 40 slip boat marina
- 66 on-site parking spaces

Vehicular access to this marina / retail facility is provided by a circular driveway at the north end of Grinnell Street and another driveway that provides direct access to the parking garage under the retail portion of the development.

### **Proposed Land Uses, Access and Parking**

The existing retail component on the subject site is proposed to be expanded by 13,500 square feet. Therefore, the total retail development at Conch Harbor Marina will be 40,500 square feet (i.e. 27,000 square feet plus 13,500 square feet). As part of this retail expansion, an additional five (5) parking spaces will be provided on-site. Other elements of this facility, such as the number of boat slips and the vehicular access points, will remain unchanged. For purposes of this parking study, the proposed retail expansion is anticipated to be completed and open for business by early 2014.

## PARKING COUNTS

---

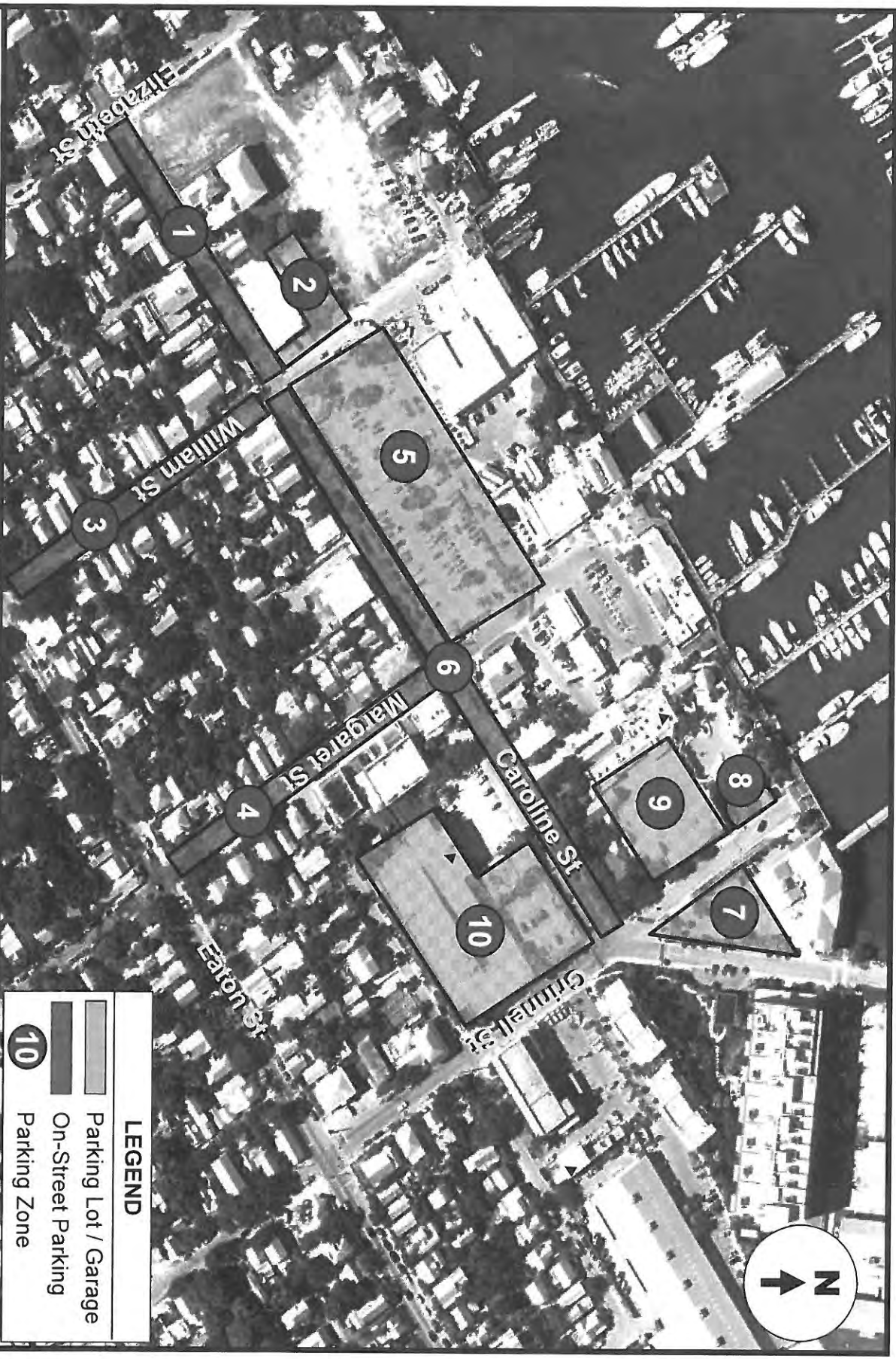
In order to establish a baseline for both parking supply and parking demand in the area of the Conch Harbor Marina, parking counts were performed by qualified transportation engineers. Prior to the actual parking counts, a review of the area was conducted and conversations were held with City staff relative to the parking areas that should be considered as part of this study. The study area was divided into ten (10) “parking zones” that are described briefly below and depicted graphically in Figure 2 on the following page.


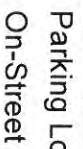

1. Caroline Street (from William Street to Elizabeth Street): 12 parking spaces
2. West Marine Store: 19 parking spaces
3. William Street (from Caroline Street to Eaton Street): 31 parking spaces
4. Margaret Street (from Caroline Street to Eaton Street): 25 parking spaces
5. Key West Bight Parking Lots: 131 parking spaces (+ 10 handicap spaces)
6. Caroline Street (from William Street to Grinnell Street): 23 parking spaces
7. Ferry Parking Lot: 19 parking spaces
8. Conch Harbor Marina (traffic circle): 4 parking spaces
9. Conch Harbor Marina Parking Garage: 62 parking spaces (+ 4 handicap spaces)
10. Key West Old Town Garage: 248 public parking spaces (+ 6 handicap spaces)  
*(Note: For data collection purposes, this zone was subdivided into six (6) “sub-zones” defined generally by garage floors and ramps.)*

The total number of existing public parking spaces (excluding handicap spaces) considered as part of this parking study is 574.

The parking counts were performed on Friday, July 13, 2012 from 3:00 PM to 8:00 PM and on Saturday, July 14, 2012 from 10:00 AM to 5:00 PM. The peak parking demand on Friday occurred between 5:30 PM and 6:00 PM with 330 occupied parking spaces (or, 57% occupancy of the available public parking spaces within the study area). The peak parking demand on Saturday occurred between 3:30 PM and 4:00 PM with 364 occupied parking spaces (or, 63% occupancy). The detailed parking data by parking zone and time of day is presented in Appendix A.

**PARKING ZONES**



LEGEND	
	Parking Lot / Garage
	On-Street Parking
	Parking Zone

**FIGURE 2**  
Conch Harbor Marina  
Key West, Florida

## **PARKING ANALYSIS**

---

This section of the report analyzes the parking data collected in the field, adjusts the data to reflect average peak season conditions, and estimates the demand associated with the expansion of the retail component of the Conch Harbor Marina as well as other nearby planned projects. The result of these analyses is an estimate of the projected average peak season parking demand as it relates to the available parking supply within the immediate area of the Conch Harbor Marina.

### **Average Peak Season Adjustment**

Since the parking data for this analysis was collected during mid-July, it is necessary to adjust the parking counts to reflect the seasonality exhibited in the Florida Keys, especially in Key West. Traffic data utilized for analyses conducted in south Florida (including the Florida Keys) is typically adjusted to reflect “average peak season” conditions. This is accomplished by utilizing a multiplier that converts traffic related data collected during specific weeks of the year to average peak season conditions representing the average of the highest 13 weeks of the year.

The Florida Department of Transportation (FDOT) publishes peak season adjustment factors for each county in the State of Florida. For Monroe County, traffic related counts performed on July 13 and 14 can be adjusted to average peak season conditions by multiplying the values by 1.05. In other words, the data should be increased by 5% in order to reflect average peak season conditions for the study area.

Since these peak season adjustment factors are published for all of Monroe County, further, more localized analyses were performed. The FDOT maintains a permanent traffic count station on US 1 / Overseas Highway 200 feet east of Cow Key Bridge (Station 0165) near Key West. A detailed analysis of this traffic count location indicates that traffic in Key West should be adjusted by a factor of 1.11 (or +11%) in order to reflect average peak season conditions.



---

To further refine this peak season adjustment analysis, parking data for the Conch Harbor Marina parking garage and the City of Key West was reviewed. A review of the parking data for the Conch Harbor Marina parking garage indicates that parking data collected in the month of July should be adjusted by +6% in order to reflect average peak season conditions. While consistent with the countywide adjustment factors reported by FDOT, it is slightly lower than the adjustment factor derived from the data collected at the permanent count station on US 1.

The City of Key West provided access to the City's parking data for the purposes of this analysis. A review of the City's parking data for the past year (August 25, 2011 to August 22, 2012) indicates that parking demand during the week of July 12 – 18, 2012 should be adjusted by a factor of 1.11 (or, +11%) in order to represent average peak season demand for parking in Key West.

As a result of this analysis, it is evident that the parking data collected in mid-July of this year should be adjusted between +5% and +11% in order to reflect the average peak season conditions of Key West. In order to present a conservative analysis (or, worst-case scenario), the background parking demand will be increased by 11% to represent the demand exhibited during the average peak season conditions. The supporting data for this analysis is presented in Appendix B.

### **Conch Harbor Marina – Retail Vacancy**

At the time of the parking data collection effort (July 13 and 14, 2012) approximately 3,755 square feet of the Conch Harbor Marina retail component were vacant. In order to account for the potential parking demand associated with this retail space, the number of parking spaces required by City Code was added to the overall parking demand. At one (1) parking space per 300 square feet of retail space, this yields a demand for 13 parking spaces.

---

## **Conch Harbor Marina – Proposed Retail Expansion**

As mentioned previously, a 13,500 square foot expansion of the retail space at the Conch Harbor Marina is proposed. City Code requires one (1) parking space per 300 square feet of retail space and one parking space per 600 feet of warehouse / storage area. Based upon the configuration of the proposed retail facility (12,192 square feet of retail space and 1,308 square feet of warehouse / storage area), 44 parking spaces will be required. As part of the proposed expansion, five (5) additional parking spaces will be created immediately adjacent to the building.

## **Other Nearby Planned Projects**

There are two planned projects in the immediate area of the Conch Harbor Marina. One project involves the development of a 96-unit hotel complex at 223 Elizabeth Street which is the site of the former Jabour's Campground and Trailer Court. The parking requirements for this development will be satisfied with 63 on-site parking spaces and 26 off-site parking spaces which will be leased in the Key West Bight parking lot. These 26 off-site parking spaces must be considered with respect to the future demand in the area as it relates to this parking study.

The other project involves the development of a restaurant / brewery to be located at 201 William Street in the former Waterfront Market warehouse building. This building is located within the historic commercial pedestrian oriented area and no new floor area is proposed. As such, no new parking spaces are required as a result of this redevelopment project.

## **Projected Peak Parking Demand**

Table 1 on the following page presents the projected peak parking demand within the immediate area of the Conch Harbor Marina. This projection is based upon actual field parking counts, adjustments for average peak season conditions, and adjustments for existing retail vacancies and planned projects in the study area.

<b>Table 1 Projected Parking Availability Conch Harbor Marina - Key West, Florida</b>					
Parking Zone	Number of Available Parking Spaces	Time Intervals (Number of Parked Vehicles)			
		Friday (Peak Hour)		Saturday (Peak Hour)	
		5:30 PM to 6:00 PM	6:00 PM to 6:30 PM	3:30 PM to 4:00 PM	4:00 PM to 4:30 PM
1	12	12	13	13	11
2	19	13	13	8	9
3	31	30	29	32	30
4	25	22	24	23	23
5	131	108	106	127	116
6	23	22	22	17	16
7	19	0	1	5	4
8	4	2	2	1	1
9	62	29	31	27	29
10 - Level 1	24	21	18	21	23
10 - Level 2	48	38	35	47	46
10 - Level 3	46	9	9	17	17
10 - Level 4	48	16	16	17	18
10 - Level 5	34	0	0	0	0
10 - Level 6	48	8	8	9	9
Proposed Parking Spaces	5	N/A	N/A	N/A	N/A
<b>Total</b>	<b>579</b>	<b>330</b>	<b>327</b>	<b>364</b>	<b>352</b>
<i>Seasonal Adjustment ( x 1.11)</i>		<b>366</b>	<b>363</b>	<b>404</b>	<b>391</b>
<b>Parking Spaces Required for:</b>					
<i>- Conch Harbor Vacancy (3,755 SF as of 7/17/12)</i>		13	13	13	13
<i>- Proposed Conch Harbor Expansion (13,500 SF)</i>		44	44	44	44
<i>- Planned Hotel at 223 Elizabeth Street</i>		26	26	26	26
<b>Total Peak Demand</b>		<b>449</b>	<b>446</b>	<b>487</b>	<b>474</b>
<b>Available Spaces</b>		<b>130</b>	<b>133</b>	<b>92</b>	<b>105</b>

Source: Traf Tech Engineering, Inc., September 2012.

As indicated in Table 1 above, the total average peak season parking demand within the immediate area of the Conch Harbor Marina is projected to range from 449 occupied parking spaces during the peak hour (5:30 PM to 6:30 PM) on Fridays to 487 occupied parking spaces during the peak hour (3:30 PM to 4:30 PM) on Saturdays. During these peak time periods (when accounting for seasonal variations and projected parking demand associated with planned development), the total number of available parking spaces is estimated to be no less than 92.

## CONCLUSIONS AND RECOMMENDATIONS

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The Conch Harbor Marina is an existing marina and commercial retail facility located in the northwest quadrant of the intersection of Caroline Street and Grinnell Street in the City of Key West, Monroe County, Florida. The owner of the marina, Conch Harbor Retail Center, LLC, has proposed to construct an additional 13,500 square feet of retail space at this location.

In order to establish a baseline for both parking supply and parking demand in the area of the Conch Harbor Marina, parking counts were performed by qualified transportation engineers. The parking counts were performed on Friday, July 13, 2012 from 3:00 PM to 8:00 PM and on Saturday, July 14, 2012 from 10:00 AM to 5:00 PM. The peak parking demand on Friday occurred between 5:30 PM and 6:00 PM with 330 occupied parking spaces (or, 57% occupied). The peak parking demand on Saturday occurred between 3:30 PM and 4:00 PM with 364 occupied parking spaces (or, 63% occupied).

Adjustments to the field parking counts were made in order to reflect average peak season conditions as well as for current retail vacancies at the Conch Harbor Marina, the proposed retail expansion of the Conch Harbor Marina, and other planned projects in the study area. During the peak time periods (Fridays between 5:30 PM and 6:30 PM and Saturdays between 3:30 PM and 4:30 PM), the total number of available parking spaces is estimated to be no less than 92. Given that this demand includes the parking required by Code for the proposed retail expansion of the Conch Harbor Marina, it is evident that the existing parking supply in the Key West Bight area is sufficient to meet the anticipated average peak season parking demand.

In other words, the existing parking supply at the Conch Harbor Marina parking garage, the new proposed five (5) parking spaces, and the nearby (within walking distance) public parking spaces are sufficient to comfortably accommodate the future parking demand of the study area during average peak season conditions.

**Appendix A**  
**Parking Data**

# Traf Tech

ENGINEERING, INC.  
 8400 N. University Drive  
 Suite 309  
 Tamarac, Florida 33321  
 (954) 582-0988

**Project:** Conch Harbor Marina  
**Analyst:** KBP / JEV  
**Project No.:** 16.589  
**Day:** Friday  
**Time Period:** 3:00 PM to 8:00 PM

Parking Zone	Number of Available Spaces	Time Intervals (Number of Parked Vehicles)									
		3:00 PM to 3:30 PM	3:30 PM to 4:00 PM	4:00 PM to 4:30 PM	4:30 PM to 5:00 PM	5:00 PM to 5:30 PM	5:30 PM to 6:00 PM	6:00 PM to 6:30 PM	6:30 PM to 7:00 PM	7:00 PM to 7:30 PM	7:30 PM to 8:00 PM
1	12	12	12	13	11	11	12	13	13	12	15
2	19	9	8	11	12	15	13	13	11	11	11
3	31	33	32	29	31	28	30	29	27	29	29
4	25	24	23	24	24	22	22	24	21	22	26
5	131	92	91	90	95	104	108	106	106	109	112
6	23	6	7	14	16	17	22	22	22	23	26
7	19	2	3	4	4	2	0	1	2	1	0
8	4	3	3	1	1	1	2	2	1	1	1
9	62	32	31	32	29	29	29	31	24	22	20
10-1	24	19	20	22	21	22	21	18	20	19	21
10-2	48	42	42	44	43	40	38	35	35	37	34
10-3	46	7	6	6	6	8	9	9	8	8	8
10-4	48	16	16	15	15	15	16	16	16	16	16
10-5	34	0	0	0	0	0	0	0	0	0	0
10-6	48	9	9	8	8	8	8	8	8	8	8
<b>Total</b>	<b>574</b>	<b>306</b>	<b>303</b>	<b>313</b>	<b>316</b>	<b>322</b>	<b>330</b>	<b>327</b>	<b>314</b>	<b>318</b>	<b>327</b>

# Traf Tech

ENGINEERING, INC.

8400 N. University Drive  
Suite 309  
Tamarac, Florida 33321  
(954) 582-0988

**Project:** Conch Harbor Marina

**Analyst:** KBP

**Project No.:** 16.589

**Date:** Saturday, July 14, 2012

**Time Period:** 10:00 AM to 5:00 PM

Parking Zone	Number of Available Spaces	Time Intervals (Number of Parked Vehicles)													
		10:00 AM to 10:30 AM	10:30 AM to 11:00 AM	11:00 AM to 11:30 AM	11:30 AM to 12:00 PM	12:00 PM to 12:30 PM	12:30 PM to 1:00 PM	1:00 PM to 1:30 PM	1:30 PM to 2:00 PM	2:00 PM to 2:30 PM	2:30 PM to 3:00 PM	3:00 PM to 3:30 PM	3:30 PM to 4:00 PM	4:00 PM to 4:30 PM	4:30 PM to 5:00 PM
1	12	13	14	14	14	14	13	14	15	15	14	14	13	11	11
2	19	12	13	12	13	7	8	9	11	10	12	8	8	9	8
3	31	29	30	30	31	30	31	33	29	31	30	29	32	30	32
4	25	24	23	24	24	23	24	25	21	21	21	21	23	23	25
5	131	71	85	97	93	106	121	116	115	110	109	122	127	116	105
6	23	16	15	15	17	15	21	17	18	19	22	16	17	16	20
7	19	0	0	1	0	0	1	2	2	1	2	2	5	4	4
8	4	1	2	1	1	1	2	2	2	2	2	1	1	1	1
9	62	23	21	22	22	23	23	22	23	23	25	25	27	29	30
10-1	24	22	19	18	20	23	23	25	25	24	24	22	21	23	24
10-2	48	39	41	40	41	42	41	43	44	46	45	46	47	46	47
10-3	46	8	5	6	6	7	7	7	8	10	12	17	17	17	17
10-4	48	15	15	15	15	15	16	15	15	16	16	16	17	18	18
10-5	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10-6	48	9	9	9	9	9	9	9	9	9	9	9	9	9	9
<b>Total</b>	<b>574</b>	<b>282</b>	<b>292</b>	<b>304</b>	<b>306</b>	<b>315</b>	<b>340</b>	<b>339</b>	<b>337</b>	<b>337</b>	<b>343</b>	<b>348</b>	<b>364</b>	<b>352</b>	<b>351</b>

**Appendix B**  
**Peak Season Adjustment Analysis**



# Exhibit A

2011 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9000 MONROE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.91 PSCF
1	01/01/2011 - 01/01/2011	1.01	1.10
2	01/02/2011 - 01/08/2011	1.01	1.10
3	01/09/2011 - 01/15/2011	1.00	1.09
4	01/16/2011 - 01/22/2011	0.98	1.07
5	01/23/2011 - 01/29/2011	0.96	1.05
* 6	01/30/2011 - 02/05/2011	0.94	1.03
* 7	02/06/2011 - 02/12/2011	0.93	1.02
* 8	02/13/2011 - 02/19/2011	0.91	0.99
* 9	02/20/2011 - 02/26/2011	0.90	0.98
*10	02/27/2011 - 03/05/2011	0.89	0.97
*11	03/06/2011 - 03/12/2011	0.88	0.96
*12	03/13/2011 - 03/19/2011	0.87	0.95
*13	03/20/2011 - 03/26/2011	0.89	0.97
*14	03/27/2011 - 04/02/2011	0.91	0.99
*15	04/03/2011 - 04/09/2011	0.92	1.01
*16	04/10/2011 - 04/16/2011	0.94	1.03
*17	04/17/2011 - 04/23/2011	0.95	1.04
*18	04/24/2011 - 04/30/2011	0.96	1.05
19	05/01/2011 - 05/07/2011	0.97	1.06
20	05/08/2011 - 05/14/2011	0.98	1.07
21	05/15/2011 - 05/21/2011	0.99	1.08
22	05/22/2011 - 05/28/2011	1.00	1.09
23	05/29/2011 - 06/04/2011	1.00	1.09
24	06/05/2011 - 06/11/2011	1.01	1.10
25	06/12/2011 - 06/18/2011	1.01	1.10
26	06/19/2011 - 06/25/2011	1.00	1.09
27	06/26/2011 - 07/02/2011	0.99	1.08
28	07/03/2011 - 07/09/2011	0.98	1.07
29	07/10/2011 - 07/16/2011	0.96	1.05
30	07/17/2011 - 07/23/2011	0.98	1.07
31	07/24/2011 - 07/30/2011	1.00	1.09
32	07/31/2011 - 08/06/2011	1.01	1.10
33	08/07/2011 - 08/13/2011	1.03	1.13
34	08/14/2011 - 08/20/2011	1.05	1.15
35	08/21/2011 - 08/27/2011	1.07	1.17
36	08/28/2011 - 09/03/2011	1.10	1.20
37	09/04/2011 - 09/10/2011	1.12	1.22
38	09/11/2011 - 09/17/2011	1.15	1.26
39	09/18/2011 - 09/24/2011	1.15	1.26
40	09/25/2011 - 10/01/2011	1.14	1.25
41	10/02/2011 - 10/08/2011	1.14	1.25
42	10/09/2011 - 10/15/2011	1.13	1.24
43	10/16/2011 - 10/22/2011	1.12	1.22
44	10/23/2011 - 10/29/2011	1.10	1.20
45	10/30/2011 - 11/05/2011	1.08	1.18
46	11/06/2011 - 11/12/2011	1.06	1.16
47	11/13/2011 - 11/19/2011	1.05	1.15
48	11/20/2011 - 11/26/2011	1.04	1.14
49	11/27/2011 - 12/03/2011	1.03	1.13
50	12/04/2011 - 12/10/2011	1.02	1.12
51	12/11/2011 - 12/17/2011	1.01	1.10
52	12/18/2011 - 12/24/2011	1.01	1.10
53	12/25/2011 - 12/31/2011	1.00	1.09

\* PEAK SEASON

14-FEB-2012 14:42:38

830UPD [1,0,0,1]

6\_9000\_PKSEASON.TXT

# Exhibit A

**FDOT Permanent Count Station  
Station 0165  
200 Feet East of Cow Key Bridge  
YEAR: 2011**

Weekly Traffic	Sorted	Highest 13 wks	Week	PSF
1 261057	292993	292993	1	1.07
2 259454	287950	287950	2	1.07
3 257307	286070	286070	3	1.08
4 260843	284792	284792	4	1.07
5 268562 *	284279	284279	5	1.04
6 272267 *	279616	279616	6	1.02
7 287950 *	276991	276991	7	0.97
8 284792 *	273437	273437	8	0.98
9 286070 *	272267	272267	9	0.97
10 292993 *	271027	271027	10	0.95
11 284279 *	270513	270513	11	0.98
12 279616 *	268562	268562	12	0.99
13 276991 *	268121	268121	13	1.00
14 271027 *	264069	<b>Total: 3616618</b>	14	1.03
15 268121 *	262628	<b>Avg: 278201.4</b>	15	1.04
16 273437 *	261057		16	1.02
17 264069	260843		17	1.05
18 256737	259949		18	1.08
19 255071	259454		19	1.09
20 253896	259411		20	1.10
21 253489	259266		21	1.10
22 249274	257307		22	1.12
23 252526	256976		23	1.10
24 250704	256737		24	1.11
25 250133	255071		25	1.11
26 250841	253896		26	1.11
27 243112	253489		27	1.14
28 250218	252526		28	1.11
29 250241	250842		29	1.11
30 262628	250841		30	1.06
31 250267	250704		31	1.11
32 256976	250267		32	1.08
33 248373	250241		33	1.12
34 234634	250218		34	1.19
35 233619	250133		35	1.19
36 228739	249274		36	1.22
37 236721	248373		37	1.18
38 232580	248272		38	1.20
39 230234	248243		39	1.21
40 233194	247201		40	1.19
41 231053	243112		41	1.20
42 224910	236721		42	1.24
43 210286	234634		43	1.32
44 259949	233619		44	1.07
45 259266	233194		45	1.07
46 250842	232580		46	1.11
47 232040	232040		47	1.20
48 248272	231053		48	1.12
49 248243	230234		49	1.12
50 247201	228739		50	1.13
51 259411	224910		51	1.07
52 270513 *	210286		52	1.03

# Exhibit A

## Conch Harbor Marina Parking Garage

Year	Month	Revenue	Sort	Highest 3 Mo.		Monthly Adjustment
2010	October	\$3,078.35	\$6,021.60	\$6,021.60	October	1.88
	November	\$5,895.96 *	\$5,895.96	\$5,895.96	November	0.98
	December	\$4,016.34	\$5,488.81	\$5,488.81	December	1.44
2011	January	\$6,021.60 *	\$4,998.78	<b>\$17,406.37</b>	January	0.96
	February	\$3,859.28	\$4,466.71		February	1.50
	March	\$2,695.47	\$4,130.89	\$5,802.12	March	2.15
	April	\$3,646.63	\$4,016.34		April	1.59
	May	\$4,998.78	\$3,859.28		May	1.16
	June	\$3,800.96	\$3,800.96		June	1.53
	July	\$5,488.81 *	\$3,646.63		July	1.06
	August	\$4,466.71	\$3,078.35		August	1.30
	September	\$4,130.89	\$2,695.47		September	1.40

# Exhibit A

## City of Key West, FL Parking Revenue

	Week			Key West - All	Sorted	Highest 13 wks	Week	PSF
2011	1	25-Aug	31-Aug	\$41,340	100,225	100,225	1	2.16
	2	1-Sep	7-Sep	59,304	97,185	97,185	2	1.51
	3	8-Sep	14-Sep	41,619	96,177	96,177	3	2.15
	4	15-Sep	21-Sep	45,875	95,165	95,165	4	1.95
	5	22-Sep	28-Sep	44,073	91,404	91,404	5	2.03
	6	29-Sep	5-Oct	47,064	87,788	87,788	6	1.90
	7	6-Oct	12-Oct	49,869	86,201	86,201	7	1.79
	8	13-Oct	19-Oct	42,878	86,065	86,065	8	2.09
	9	20-Oct	26-Oct	63,305	85,986	85,986	9	1.41
	10	27-Oct	2-Nov	62,818	85,852	85,852	10	1.42
	11	3-Nov	9-Nov	64,136	83,880	83,880	11	1.39
	12	10-Nov	16-Nov	71,071	83,444	83,444	12	1.26
	13	17-Nov	23-Nov	59,204	83,364	83,364	13	1.51
	14	24-Nov	30-Nov	61,763	83,239		14	1.45
	15	1-Dec	7-Dec	44,786	82,881	<b>Total: 1,162,736</b>	15	2.00
	16	8-Dec	14-Dec	45,180	82,777	<b>Average: 89,441</b>	16	1.98
	17	15-Dec	21-Dec	53,431	81,617		17	1.67
	2012	18	22-Dec	28-Dec	80,721	80,721		18
19		29-Dec	4-Jan	100,225	80,580		19	0.89
20		5-Jan	11-Jan	61,677	78,718		20	1.45
21		12-Jan	18-Jan	69,960	74,625		21	1.28
22		19-Jan	25-Jan	66,892	73,734		22	1.34
23		26-Jan	1-Feb	65,120	73,096		23	1.37
24		2-Feb	8-Feb	67,960	71,071		24	1.32
25		9-Feb	15-Feb	82,881	69,960		25	1.08
26		16-Feb	22-Feb	97,185	69,797		26	0.92
27		23-Feb	29-Feb	85,852	69,085		27	1.04
28		1-Mar	7-Mar	91,404	68,157		28	0.98
29		8-Mar	14-Mar	95,165	67,960		29	0.94
30		15-Mar	21-Mar	96,177	66,892		30	0.93
31		22-Mar	28-Mar	86,201	65,401		31	1.04
32		29-Mar	4-Apr	85,986	65,339		32	1.04
33		5-Apr	11-Apr	87,788	65,120		33	1.02
34		12-Apr	18-Apr	74,625	64,136		34	1.20
35		19-Apr	25-Apr	69,085	63,460		35	1.29
36		26-Apr	2-May	65,401	63,305		36	1.37
37		3-May	9-May	69,797	63,139		37	1.28
38		10-May	16-May	63,460	62,818		38	1.41
39		17-May	23-May	68,157	61,763		39	1.31
40		24-May	30-May	82,777	61,677		40	1.08
41		31-May	6-Jun	63,139	59,304		41	1.42
42		7-Jun	13-Jun	73,734	59,204		42	1.21
43		14-Jun	20-Jun	78,718	53,431		43	1.14
44		21-Jun	27-Jun	73,096	49,869		44	1.22
45		28-Jun	4-Jul	83,364	47,064		45	1.07
46		5-Jul	11-Jul	86,065	45,875		46	1.04
47		12-Jul	18-Jul	80,580	45,180		47	1.11
48		19-Jul	25-Jul	83,444	44,786		48	1.07
49		26-Jul	1-Aug	83,880	44,073		49	1.07
50		2-Aug	8-Aug	83,239	42,878		50	1.07
51		9-Aug	15-Aug	81,617	41,619		51	1.10
52		16-Aug	22-Aug	65,339	41,340		52	1.37

Exhibit B

Conch Harbor Parking Worksheet	Code Required		On Property					City Operated Old Town Garage				
	Auto	Bicycle / Scooter	Auto	Auto Handicap	Bicycle / Scooter	Auto Equivalent	Needed Per Code	Parking Agreement				
Existing Conch Harbor	110	27.5	61	5	61	8.4	35.6					
Proposed West Marine	44	11	7	1	62	12.8	23.3					
Parking Waiver Zone	-10						-10.0					
<b>Total</b>	144	38.5	68	6	123	21.1	48.9					
								Per Month	Per Year	Total		
								Reservation Agreement	39.0	44.17	530.00	20670
								Park & Ride Monthly	10.0	107.25	1287.00	12870
								49.0		Total		33540

# Verification Form



RECEIVED

July 2, 2012

KW Planning Dpt

# City of Key West Planning Department



## Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as Principal  
*(print name)* *(print position; president, managing member)*

of Trepanier and Associates, Inc.  
*(print name of entity serving as Authorized Representative)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

951-955 Caroline Street

*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Owen Trepanier for Trepanier & Associates*  
*Signature of Authorized Representative*

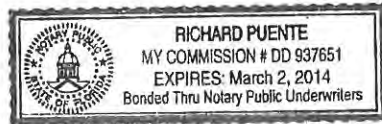
Subscribed and sworn to (or affirmed) before me on this 6-28-2012 by  
*date*

*Owen Trepanier*  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

*Richard Puente*  
*Notary's Signature and Seal*

*Richard Puente*  
*Name of Acknowledger typed, printed or stamped*



DD 937651  
*Commission Number, if any*

# **Authorization Form**



Authorization Form



RECEIVED

July 2, 2012

KW Planning Dpt

I, Conch Harbor Retail Center, LLC., C/o Craig H. Hunt authorize  
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for 951-955 Caroline St., Key West, FL 33040  
Address/ Project Name

and act on my/our behalf with regard to this issue.

Craig Hunt

Signature of Owner

Craig H. Hunt, MGRM Conch Harbor Marina, LLC.

Craig Hunt

Signature of Joint/Co-owner if applicable

Conch Harbor Marina, LLC., MGRM Conch Harbor Retail Center, LLC.

Subscribed and sworn to (or affirmed) before me on 6-21-2012 (date) by

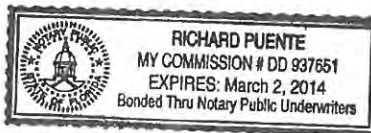
Craig Hamilton Hunt

Please Print Name of Affiant

He/She is personally known to me or has presented Florida Driver Lic # H530-108-52-292-0  
as identification.

Richard Puente

Notary's Signature and Seal



Richard Puente

Name of Acknowledger printed or stamped

Notary

Title or Rank

DD 937651

Commission Number, if any

**Deed**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO  
Adam M. Grant, Esq.  
Paul, Hastings, Janofsky and Walker LLP  
191 N. Wacker Drive, 30th Floor  
Chicago, IL 60661  
(312) 499-6027

01/29/2010 2:02PM  
DEED DOC STAMP CL: TRINA \$53,900.00

Doc# 1775859  
Bkn 2450 Pg# 2196

SPACE ABOVE THIS LINE FOR RECORDING DATA

**SPECIAL WARRANTY DEED**



RECEIVED

July 2, 2012

KW Planning Dpt

**SPECIAL WARRANTY DEED** made this 29 day of January, 2010, between:

Key West Bight Associates LLC, a Delaware limited liability company

(hereinafter referred to as "Grantor") and

Conch Harbor Retail Center LLC, a Florida limited liability company

whose address is:

c/o Mr. Craig Hunt  
951 Caroline Street  
Key West, Florida 33040

(hereinafter referred to as "Grantee"),

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described property (the "Property"), lying and being in Monroe County, Florida, to wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERE TO AND MADE A PART  
HEREOF**

SUBJECT TO THE FOLLOWING:

1. Real estate taxes and assessments for the current year and all subsequent years; and
2. All matters of record affecting the Property.

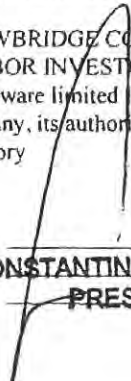
Grantor hereby specially warrants title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

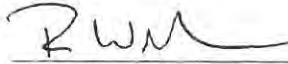
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers, the day and year first above written.

KEY WEST BIGHT ASSOCIATES LLC, a Delaware limited liability company

By: KEY WEST BIGHT HOLDINGS LLC, a Delaware limited liability company, its sole member

By: DRAWBRIDGE CONCH HARBOR INVESTOR LLC, a Delaware limited liability company, its authorized signatory

By:   
Name: CONSTANTINE M. DAKOLIAS  
Title: PRESIDENT

  
\_\_\_\_\_  
Witness Signature

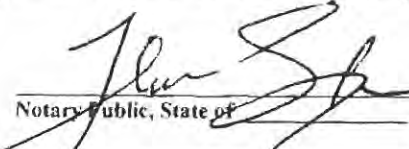
Ben Michelson  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Witness Signature

Peter Stone  
\_\_\_\_\_  
Printed Name

STATE OF NY  
COUNTY OF NY

On this 28 day of Jan, 2010, before me personally appeared Constantine Dakolias as President of Drawbridge Conch Harbor Investor LLC, a Delaware limited liability company, authorized signatory of Key West Bight Holdings LLC, a Delaware limited liability company, sole member of Grantor, who is known to me and who acknowledged before me that he executed the foregoing Special Warranty Deed for the uses and purposes set forth, for and on behalf of said company; he did not take an oath.

  
\_\_\_\_\_  
Notary Public, State of

printed name THOMAS SANTORA  
Notary Public, State of New York  
No. 01SA6191079  
Qualified in New York County  
Commission Expires Aug. 4, 2012

My Commission Expires:

(SEAL)

## LEGAL DESCRIPTION

Beginning at the intersection formed by the northwesterly line of Caroline Street with the southwesterly line of Grinnell Street, Key West, Florida; Thence South 55 degrees 00 minutes 00 seconds West along the northwesterly line of Caroline Street, aforesaid, a distance of 251.12 feet; thence North 34 degrees 42 minutes 00 seconds West for 144.26 feet; thence North 54 degrees 46 minutes 00 seconds, East for 29.25 feet; thence North 35 degrees 02 minutes 00 seconds West for 213.47 feet; thence North 55 degrees 15 minutes 40 seconds East for 75.18 feet; thence North 34 degrees 35 minutes 22 seconds West for 15.75 feet; thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; thence North 81 degrees 05 minutes 22 seconds West for 4.31 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.60 feet; thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; thence North 77 degrees 59 minutes 59 seconds West for 4.62 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.49 feet; thence North 08 degrees 53 minutes 24 seconds East for 4.47 feet; thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; thence North 78 degrees 31 minutes 52 seconds West for 4.61 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; thence North 12 degrees 58 minutes 28 seconds East for 4.63 feet; thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; thence North 07 degrees 42 minutes 01 seconds East for 5.01 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.19 feet; thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; thence South 55 degrees 24 minutes 25 seconds West for 6.28 feet; thence North 34 degrees 35 minutes 35 seconds West for 13.93 feet; thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; thence North 81 degrees 05 minutes 04 seconds West for 5.53 feet; thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; thence North 34 degrees 40 minutes 14 seconds West for 31.83 feet; thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; thence North 34 degrees 30 minutes 18 seconds West for 3.91 feet; thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; thence North 35 degrees 02 minutes 00 seconds West for 97.35 feet; thence North 55 degrees 24 minutes 25 seconds East for 221.59 feet; thence South 35 degrees 00 minutes 00 Seconds East for 100.00 feet; thence South 55 degrees 24 minutes 25 seconds West for 53.00 feet; thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; thence South 34 degrees 40 minutes 17 seconds East for 16.50 feet; thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.48 feet; thence South 17 degrees 42 minutes 14 seconds West for 3.52 feet; thence South 34 degrees 40 minutes 17 seconds East for 34.91 feet; thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.70 feet; thence South 17 degrees 37 minutes 15 seconds West for 4.07 feet; thence South 34 degrees 40 minutes 17 seconds East for 26.09 feet; thence North 56 degrees 21 minutes 41 seconds East for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 13.27 feet; thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 298.08 feet; thence North 55 degrees 15 minutes 40 seconds East for 95.11 feet; thence South 34 degrees 44 minutes 20 seconds East for 5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; thence North 34 degrees 44 minutes 20 seconds West for

5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 31.52 feet; thence South 35 degrees 00 minutes 00 seconds East for 356.84 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

ALSO KNOWN AS:

PARCEL 1

FUELING FACILITY PROPERTY:

A parcel of submerged land lying in Section 31, Township 68 South, Range 25 East, ISLAND OF KEY WEST, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection formed by the Northwesterly Right-of-Way line of Caroline Street and the Southwesterly Right-of-Way line of Grinnell Street; thence North 35° 00' 10" West, along the said Southwesterly Right-of-Way line of Grinnell Street, for 351.84 feet to a point hereinafter known as Point "A"; thence South 55° 15' 40" West for 40.92 feet to the Point of Beginning; thence South 55° 15' 40" West for 180.37 feet; thence North 35° 02' 00" West for 5.00 feet; thence North 55° 15' 40" East for 74.62 feet; thence North 34° 35' 22" West for 15.75 feet; thence North 82° 30' 46" West for 3.44 feet; thence North 34° 35' 22" West for 3.46 feet; thence North 09° 46' 31" East for 3.65 feet; thence North 34° 35' 22" West for 11.41 feet; thence North 81° 05' 22" West for 4.31 feet; thence North 34° 35' 22" West for 3.28 feet; thence North 08° 51' 34" East for 4.33 feet; thence North 34° 35' 22" West for 14.57 feet; thence South 56° 19' 59" West for 1.55 feet; thence North 34° 35' 22" West for 3.60 feet; thence North 13° 40' 52" East for 2.42 feet; thence North 34° 35' 22" West for 14.32 feet; thence North 77° 59' 59" West for 4.62 feet; thence North 34° 35' 22" West for 3.49 feet; thence North 08° 53' 24" East for 4.47 feet; thence North 34° 35' 22" West for 32.98 feet; thence North 78° 31' 52" West for 4.61 feet; thence North 34° 35' 22" West for 3.33 feet; thence North 11° 00' 41" East for 4.83 feet; thence North 34° 35' 22" West for 31.37 feet; thence North 79° 39' 33" West for 4.83 feet; thence North 34° 35' 22" West for 3.21 feet; thence North 12° 58' 28" East for 4.63 feet; thence North 34° 37' 47" West for 32.08 feet; thence North 81° 09' 36" West for 4.95 feet; thence North 34° 35' 22" West for 3.00 feet; thence North 07° 42' 01" East for 5.01 feet; thence North 34° 35' 22" West for 31.39 feet; thence North 77° 47' 29" West for 5.13 feet; thence North 34° 35' 22" West for 3.19 feet; thence North 09° 11' 28" East for 4.66 feet; thence North 34° 35' 22" West for 40.58 feet; thence South 55° 24' 25" West for 6.28 feet; thence North 34° 35' 35" West for 13.93 feet; thence North 55° 24' 25" East for 6.76 feet; thence North 35° 21' 47" West for 34.86 feet; thence North 81° 05' 04" West for 5.53 feet; thence North 34° 40' 14" West for 3.53 feet; thence North 14° 50' 32" East for 5.50 feet; thence North 34° 40' 14" West for 31.83 feet; thence North 78° 33' 27" West for 3.96 feet; thence North 34° 30' 18" West for 3.91 feet; thence South 55° 24' 25" West for 74.78 feet; thence North 35° 02' 00" West for 97.35 feet; thence North 55° 24' 25" East for 221.59 feet; thence South 35° 00' 00" East for 100.00 feet; thence South 55° 24' 25" West for 53.00 feet; thence North 35° 00' 00" West for 10.15 feet; thence South 56° 21' 41" West for 80.65 feet; thence South 34° 40' 17" East for 16.50 feet; thence North 84° 53' 18" East for 3.60 feet; thence South 34° 40' 17" East for 3.48 feet; thence South 17° 42' 14" West for 3.52 feet; thence South 34° 40' 17" East for 34.91 feet; thence South 84° 15' 16" East for 3.67 feet; thence South 34° 40' 17" East for 3.70 feet; thence South 17° 37' 15" West for 4.07 feet; thence South 34° 40' 17" East for 26.09 feet; thence North 56° 21' 41" East for 6.00 feet; thence South 34° 40' 17" East for 13.27 feet; thence South 56° 21' 41" West for 6.00 feet; thence South 34° 40' 17" East for 298.02 feet; thence North 55° 15' 40" East for 95.12 feet; thence South 34° 44' 20" East for 5.00 feet to the Point of Beginning.

TOGETHER WITH:

Begin at the aforementioned Point "A"; thence South 55° 15' 40" West for 31.53 feet; thence North 34° 44' 20" West for 5.00 feet; thence North 55° 15' 40" East for 31.51 feet; thence South 35° 00' 00" East for 5.00 feet to the Point of Beginning.

PARCEL 2

Doc# 1775859  
Bk# 2450 Pg# 2200

UPLAND PROPERTY:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street Key West, Florida; thence South 55° 00' West along the Northwesterly line of Caroline Street aforesaid, a distance of 251.12 feet; thence North 34° 42' West, a distance of 144.26 feet; thence North 54° 46' East, a distance of 29.25 feet; thence North 35° 02' West, a distance of 208.03 feet to a point; thence North 55° 18' East, a distance of 221.87 feet more or less to a point; thence South 35° 02' East, a distance of 351.4 feet to the Point of Beginning.

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida.

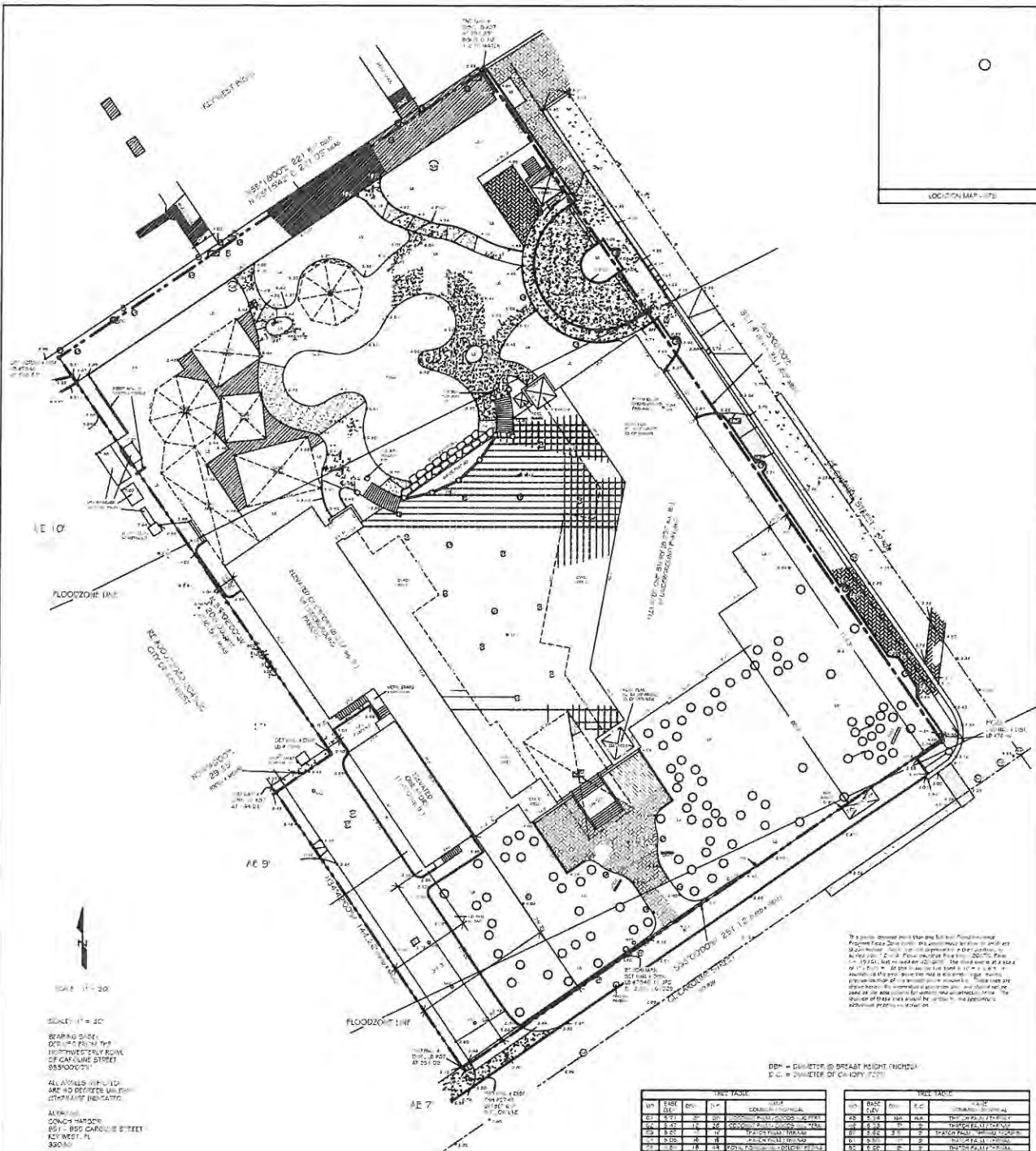
TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

MONROE COUNTY  
OFFICIAL RECORDS

# Survey





**LEGAL DESCRIPTION:**  
 PARCEL 2 OF SURVEY OF THE CITY OF KEY WEST, FLORIDA, BOOK 0470, PAGE 2186  
 (PARTIAL PLAT)  
 Beginning at the intersection of the center line of the former Street and the former lot of Section 31, Township 63 South, Range 25 East, and the former lot of Section 31, Township 63 South, Range 25 East, a distance of 251.12 feet;  
 Thence S 89° 42' 00" E, a distance of 144.20 feet;  
 Thence S 89° 42' 00" E, a distance of 251.12 feet;  
 Thence N 89° 42' 00" W, a distance of 144.20 feet;  
 Thence N 89° 42' 00" W, a distance of 251.12 feet to the point of beginning.

### MAP OF BOUNDARY & TOPOGRAPHIC SURVEY SECTION 31, TOWNSHIP 63 SOUTH, RANGE 25 EAST ISLAND OF KEY WEST, FLORIDA

BS = DIAMETER OF BREATHER (INCHES)  
 S.C. = SPACER OF CLOSET (INCHES)

WALL TYPE				WALL TYPE			
NO.	BS	TYPE	DESCRIPTION	NO.	BS	TYPE	DESCRIPTION
01	6.00	1.00	CONCRETE/STUCCO	81	4.00	1.00	CONCRETE/STUCCO
02	6.00	1.00	CONCRETE/STUCCO	82	4.00	1.00	CONCRETE/STUCCO
03	6.00	1.00	CONCRETE/STUCCO	83	4.00	1.00	CONCRETE/STUCCO
04	6.00	1.00	CONCRETE/STUCCO	84	4.00	1.00	CONCRETE/STUCCO
05	6.00	1.00	CONCRETE/STUCCO	85	4.00	1.00	CONCRETE/STUCCO
06	6.00	1.00	CONCRETE/STUCCO	86	4.00	1.00	CONCRETE/STUCCO
07	6.00	1.00	CONCRETE/STUCCO	87	4.00	1.00	CONCRETE/STUCCO
08	6.00	1.00	CONCRETE/STUCCO	88	4.00	1.00	CONCRETE/STUCCO
09	6.00	1.00	CONCRETE/STUCCO	89	4.00	1.00	CONCRETE/STUCCO
10	6.00	1.00	CONCRETE/STUCCO	90	4.00	1.00	CONCRETE/STUCCO
11	6.00	1.00	CONCRETE/STUCCO	91	4.00	1.00	CONCRETE/STUCCO
12	6.00	1.00	CONCRETE/STUCCO	92	4.00	1.00	CONCRETE/STUCCO
13	6.00	1.00	CONCRETE/STUCCO	93	4.00	1.00	CONCRETE/STUCCO
14	6.00	1.00	CONCRETE/STUCCO	94	4.00	1.00	CONCRETE/STUCCO
15	6.00	1.00	CONCRETE/STUCCO	95	4.00	1.00	CONCRETE/STUCCO
16	6.00	1.00	CONCRETE/STUCCO	96	4.00	1.00	CONCRETE/STUCCO
17	6.00	1.00	CONCRETE/STUCCO	97	4.00	1.00	CONCRETE/STUCCO
18	6.00	1.00	CONCRETE/STUCCO	98	4.00	1.00	CONCRETE/STUCCO
19	6.00	1.00	CONCRETE/STUCCO	99	4.00	1.00	CONCRETE/STUCCO
20	6.00	1.00	CONCRETE/STUCCO	100	4.00	1.00	CONCRETE/STUCCO
21	6.00	1.00	CONCRETE/STUCCO	101	4.00	1.00	CONCRETE/STUCCO
22	6.00	1.00	CONCRETE/STUCCO	102	4.00	1.00	CONCRETE/STUCCO
23	6.00	1.00	CONCRETE/STUCCO	103	4.00	1.00	CONCRETE/STUCCO
24	6.00	1.00	CONCRETE/STUCCO	104	4.00	1.00	CONCRETE/STUCCO
25	6.00	1.00	CONCRETE/STUCCO	105	4.00	1.00	CONCRETE/STUCCO
26	6.00	1.00	CONCRETE/STUCCO	106	4.00	1.00	CONCRETE/STUCCO
27	6.00	1.00	CONCRETE/STUCCO	107	4.00	1.00	CONCRETE/STUCCO
28	6.00	1.00	CONCRETE/STUCCO	108	4.00	1.00	CONCRETE/STUCCO
29	6.00	1.00	CONCRETE/STUCCO	109	4.00	1.00	CONCRETE/STUCCO
30	6.00	1.00	CONCRETE/STUCCO	110	4.00	1.00	CONCRETE/STUCCO

**LEGAL DESCRIPTION:**  
 PARCEL 2 OF SURVEY OF THE CITY OF KEY WEST, FLORIDA, BOOK 0470, PAGE 2186  
 (PARTIAL PLAT)  
 Beginning at the intersection of the center line of the former Street and the former lot of Section 31, Township 63 South, Range 25 East, and the former lot of Section 31, Township 63 South, Range 25 East, a distance of 251.12 feet;  
 Thence S 89° 42' 00" E, a distance of 144.20 feet;  
 Thence S 89° 42' 00" E, a distance of 251.12 feet;  
 Thence N 89° 42' 00" W, a distance of 144.20 feet;  
 Thence N 89° 42' 00" W, a distance of 251.12 feet to the point of beginning.

CERTIFIED TO:  
 CLARK HARBOR RETAIL CENTER, A Florida limited liability company

**REECE & WHITE**  
 ENGINEERS AND ARCHITECTS  
 127 THURGOOD ALBANY DRIVE, SUITE 100  
 KEY WEST, FLORIDA 33440-1000  
 PHONE: (305) 857-1111  
 FAX: (305) 857-1112

CONCRETE/STUCCO

BRICK

MASONRY BLOCK

WOOD FRAME

SCALE: 1" = 20'  
 DATE: 11-20-10

**NOTES:**  
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES OF THE BOARD OF PROFESSIONAL SURVEYORS OF THE STATE OF FLORIDA.  
 2. THE BOUNDARY LINES SHOWN ON THIS SURVEY ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY THE SURVEYOR.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYING WORK OR RECORDS THAT MIGHT AFFECT THE ACCURACY OF THIS SURVEY.  
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYING WORK OR RECORDS THAT MIGHT AFFECT THE ACCURACY OF THIS SURVEY.  
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYING WORK OR RECORDS THAT MIGHT AFFECT THE ACCURACY OF THIS SURVEY.

# Site Plans

**DRC**  
**Minutes & Comments**

## **Minutes of the Development Review Committee**

**July 26, 2012**

Approved August 23, 2012

Planning Director, Don Craig called the Development Review Committee Meeting of July 26, 2012 to order at 10:00 am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

### **ROLL CALL**

**Present were:** Planning Director, Don Craig; HARC Planner, Enid Torregrosa; General Services, Elizabeth Ignaffo; Urban Forestry Manager, Paul Williams; ADA Coordinator, Diane Nicklaus and Steve Torrence, KWPD (arrived at 10:18 am).

**Comments Received By:** Fire Department and Keys Aqueduct.

**Also in attendance were:** Planning Department staff: Brendon Cunningham, Carlene Smith, Ginny Haller and Karen de Berjeois.

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF AGENDA**

### **APPROVAL OF MINUTES**

**June 28, 2012**

A motion to approve the June 28, 2012 minutes was made by Ms. Ignaffo and seconded by Mrs. Nicklaus.

### **DISCUSSION ITEMS**

- 1. Conditional Use – 512 Greene Street (RE# 00001170-000000) – A request to amend a conditional use approval (CC Res. 11-274) to alter the layout of the commercial floor area, reduce retail space and convert a 944 square foot retail area to mixed retail and bar/lounge consumption area for property in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Craig requested that the application clarify the square footage on the site plan.

Ms. Haller gave members an overview of the conditional use request.

The applicant's representative, Owen Trepanier, gave members an overview of the project. Mr. Trepanier informed members that they are currently working on the parking impact study.

Mr. Williams inquired if the project will require any tree removals. Mr. Trepanier stated that there will be no tree removals.

Mrs. Torregrosa informed the applicant that there is a pending HARC application to install an exhaust at the back of their building. She then stated that the counter over the railing never received HARC approval. Mrs. Torregrosa requested the status of the temporary air conditioning unit.

Ms. Ignaffo stated that the applicant utilize the existing recycling area.

Mrs. Nicklaus stated that the site plans show steps on Ann Street and at the rear of the property, she inquired if there is ADA access on the site.

## Minutes of the Development Review Committee

July 26, 2012

Approved August 23, 2012

Fire Department had no comments.

FKAA provided the following comments prior to the meeting: The site is presently being served by a couple FKAA Location #s. There is a 8" water main located on Greene Street. A complete set of plans will be required for review to determine meter requirements and any System Development Charges

2. **Easement - 812 Caroline Street (RE# 0003150-000000) - A request for an easement of 74.1 square feet, more or less, to address the encroachment a roof overhang for a commercial structure located on Caroline Street as per Section 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

(Items 2 & 3 were heard concurrently).

Ms. Haller gave members an overview of the easement request.

Mr. Williams inquired if the project will require any tree removals. The applicant, Mr. Blais stated that there will be no tree removals.

Mrs. Torregrosa requested that the overhang on Robert's alley needs to be added to the easement request. She then informed the applicant that the free standing structure encroaching on the right away is not allowed in the Historic District. The applicant will need to seek HARC approval regarding the free standing structure.

Police, General Services, ADA, Fire Department and FKAA had no comments.

3. **Easement - 812 Caroline Street (RE# 0003150-000000) - A request for an easement of 168 square feet, more or less, to address the encroachment of a fence and concrete slabs that run along Robert's Alley for a commercial structure located at the corner of Caroline Street and Robert's Alley as per Section 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West .**

See notes above

4. **Transient License Transfer - 1209 Georgia Street (RE# 00035220-000000) to 421 Virginia Street (RE# 00027160-000100) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the transient license transfer request.

The applicant's attorney, Ginny Stones with Stones and Cardenas, gave an overview of the request.

Mr. Williams requested if the sender site had any landscape changes. Mrs. Stones stated there were no landscape changes in the sender/receiver sites.

Mrs. Torregrosa informed the applicant that any signage will require HARC approval.

Police, General Services, ADA, Fire Department and FKAA had no comments.

5. **Major Development Plan - 951 Caroline Street (RE# 0002970-000000) – A request to amend a Major Development Plan and Conditional Use (CC Res. 99-225) approval in the HRCC-2 zoning district per Section 108-91(A.)(2)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

## Minutes of the Development Review Committee

July 26, 2012

Approved August 23, 2012

Mr. Cunningham gave members an overview of the development plan.

The applicant's representative, Owen Trepanier with Trepanier and Associates, gave members an overview of the development plan.

Mr. Williams stated that he met with the landscape architect and had no additional comments.

Mrs. Torregrosa stated that this item will be included in the next HARC meeting review.

Police, Fire Department and ADA had no comments.

Ms. Ignaffo stated that the applicant will need an approved baffle box for all gravity injection wells, FDEP permit for construction, and a perpetual maintenance agreement with the property owner. She then stated that the storm water runoff pretreatment shall meet SFWMD criteria and be equivalent to one-inch over the project area, since all storm water management systems will be evaluated on the ability of the system to prevent flooding on-site, to adjacent properties, roads and right-of-ways. She requested that the applicant provide a revised drainage plan that meets the criteria for a permitted storm water management system.

Mr. Craig urged the applicant to meet with neighbors regarding the proposed project.

FKAA provided the following comments prior to the meeting: the site is presently being served by a FKAA Location. There is a 12" water main located on Caroline Street. A complete set of plans will be required for review to determine meter requirements and any System Development Charges.

The following member of the public spoke on the matter:

- Emily Hardner, 1005 Eaton St.

6. **Variations - 951 Caroline Street (RE# 00027480-000000) – A request for building coverage, impervious surface ratio, front-yard setback and parking requirements in the HRCC-2 zoning district per Section 122-720 (4) a. & b. and (6) b. and Section 108-572 (16) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See item# 5 comments.

### ADJOURNMENT

**A motion to adjourn was made by Mrs. Nicklaus and seconded by Mrs. Torregrosa.**

Meeting adjourned at 10:45 am.

Respectfully submitted by,  
Karen de Berjeois  
Secretary  
Planning Department

# Public Comment

# **Property Appraiser Information**



**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Monday, November 12th in observance of Veterans Day.

Not tested in IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

**Property Record Card -**  
**Map portion under construction.**

Alternate Key: 1003069 Parcel ID: 00002970-000000

**Ownership Details**

**Mailing Address:**  
CONCH HARBOR RETAIL CENTER LLC  
C/O HUNT CRAIG  
951 CAROLINE ST  
KEY WEST, FL 33040-6636

**Property Details**

**PC Code:** 20 - AIRPORTS, MARINAS, BUS TERM  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 31-67-25  
**Property Location:** 951-955 CAROLINE ST KEY WEST  
**Legal Description:** 31 68 25 KEY WEST 2.53AC (UPLAND PROPERTY AND FUELING FACILITY PROPERTY)) H1-53 G56-22/23 OR15-444/45 OR438-230/35 ID 4-057 OR1252-1023/26AFF OR1287-275/77Q/C OR1287-266/69 OR1347-2436/43F/J OR1560-56/58 OR1978-1870/99E OR2029-136/140(LEASE) OR2292-1354/58 OR2450-2196/2200



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	251	352	82,764.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.59 AC

### Building Summary

Number of Buildings: 3  
 Number of Commercial Buildings: 3  
 Total Living Area: 38888  
 Year Built: 1996

### Building 1 Details

Building Type  
 Effective Age 11  
 Year Built 2002  
 Functional Obs 0

Condition E  
 Perimeter 1,629  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 13  
 Grnd Floor Area 36,828

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

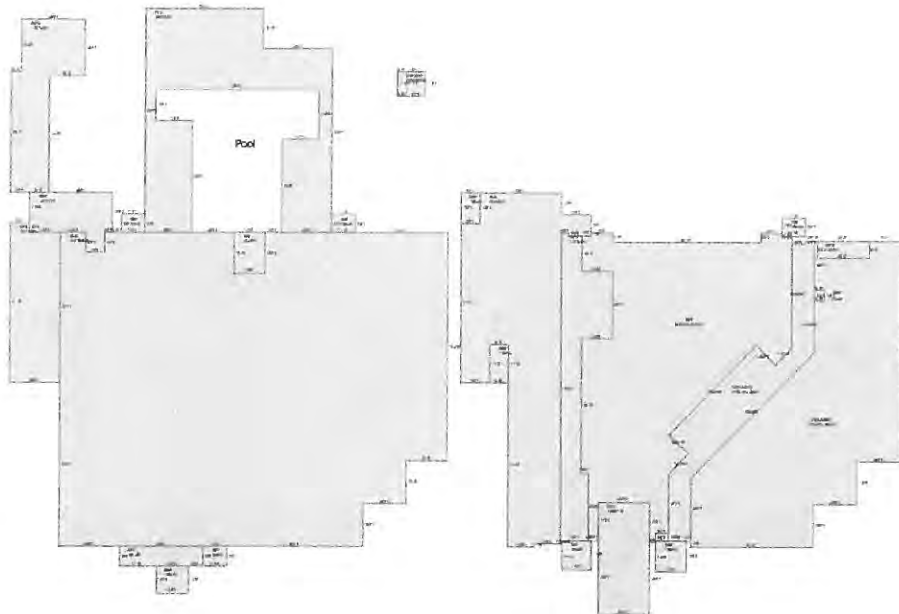
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 2  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	2002				8,205
1	FLA	8:METAL/ALUM	1	2002	Y			23,765
2	OPF		1	2002				351

3	SBF	1	2002		99	
4	DUF	1	2002		180	
5	CPL	1	2002		1,577	
6	SBF	1	2002		765	
7	OPX	1	2002		1,671	
8	SBF	1	2002		88	
9	SBF	1	2002		252	
10	SBF	1	2002		88	
11	PTO	1	2002		4,824	
12	DUF	1	2002		99	
13	OPF	1	2002		44	
14	FLA	1	2002	Y	5,578	
15	OUF	1	2002		126	
16	SBF	1	2002		153	
17	OPX	1	2002		1,876	
18	OUF	1	2002		182	
19	OPX	1	2002		1,200	
20	SBF	1	2002		196	
22	FLA	8:METAL/ALUM	1	2002	Y	7,485
23	OPF	1	2002		2,135	
25	SBF	1	2002		88	
26	OPX	1	2002		192	
27	OUF	1	2002		25	

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	1 STY STORE-A	100	Y	Y
	953	PARKING GARAGE	100	Y	N
	954	ELEC/TELEPHONE ETC A	100	Y	N
	955	ELEC/TELEPHONE ETC A	100	Y	N
	956	ELEC/TELEPHONE ETC A	100	Y	N
	957	ELEC/TELEPHONE ETC A	100	Y	N
	958	ELEC/TELEPHONE ETC A	100	Y	N
	959	1 STY STORE-A	100	Y	Y
	960	ELEC/TELEPHONE ETC A	100	Y	N
	961	ELEC/TELEPHONE ETC A	100	Y	N
	963	ELEC/TELEPHONE ETC A	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

### Building 2 Details

Building Type  
 Effective Age 11  
 Year Built 1996  
 Functional Obs 0

Condition E  
 Perimeter 170  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 13  
 Grnd Floor Area 1,500

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

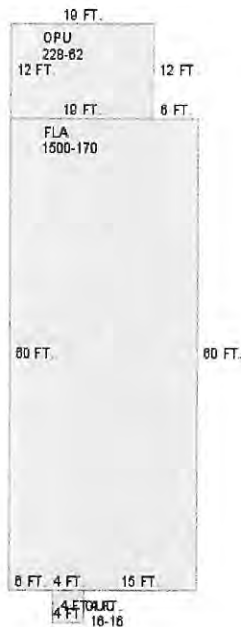
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1996					1,500
2	OPU		1	1996					228
3	OUU		1	1996					16

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	948	WAREHOUSE/MARINA D	100	N	N
	949	OPU	100	N	N
	950	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
300	MIN WOOD SIDING	40
301	C.B.S.	60

### Building 3 Details

Building Type  
 Effective Age 11  
 Year Built 1998  
 Functional Obs 0

Condition E  
 Perimeter 152  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 13  
 Grnd Floor Area 560

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

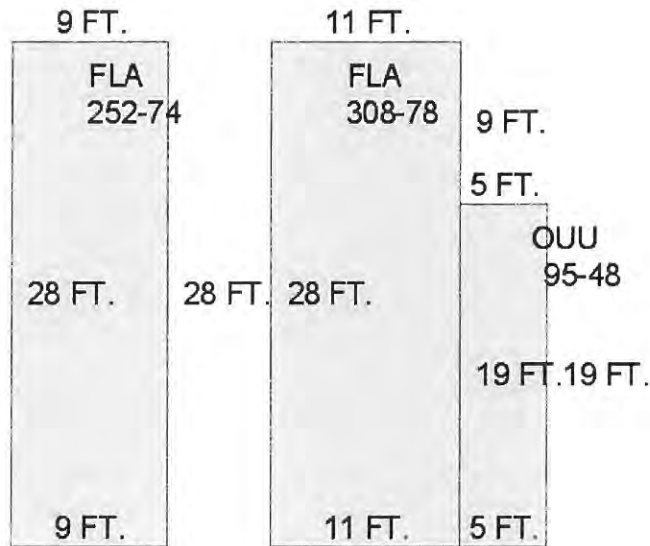
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1998					252
2	FLA		1	1998					308
3	OUU		1	1998					95

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	951	SERVICE STATION-A-	100	Y	Y
	952	OFF BLDG 1 STY-A	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
302	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,830 SF	305	6	1964	1965	1	30
2	AC2:WALL AIR COND	1 UT	0	0	1995	1996	1	20
3	UB2:UTILITY BLDG	48 SF	8	6	1995	1996	1	50
4	UB2:UTILITY BLDG	60 SF	10	6	1995	1996	1	50
5	DK4:WOOD DOCKS	3,504 SF	219	16	1995	1996	4	40
6	FN2:FENCES	681 SF	227	3	1995	1996	2	30

7	FN2:FENCES	348 SF	58	6	1995	1996	2	30
8	CL2:CH LINK FENCE	750 SF	125	6	1995	1996	2	30
9	DK4:WOOD DOCKS	4,470 SF	447	10	1995	1996	5	40
10	DK4:WOOD DOCKS	2,576 SF	184	14	1994	1995	5	40
11	DK4:WOOD DOCKS	81 SF	9	9	1994	1995	5	40
12	UB3:LC UTIL BLDG	800 SF	8	100	1997	1998	1	30
13	UB3:LC UTIL BLDG	60 SF	6	10	1997	1998	1	30
14	TK2:TIKI	20 SF	4	5	1997	1998	1	40
15	FN2:FENCES	2,452 SF	613	4	2001	2002	5	30
16	PT3:PATIO	6,408 SF	267	24	2001	2002	2	50
17	PT2:BRICK PATIO	266 SF	19	14	2001	2002	2	50
18	PT2:BRICK PATIO	464 SF	29	16	2001	2002	2	50
19	PT2:BRICK PATIO	220 SF	22	10	2001	2002	2	50
20	PO5:COMM POOL	3,300 SF	0	0	2001	2002	2	50
21	WF2:WATER FEATURE	2 UT	0	0	2001	2002	5	20
22	TK2:TIKI	324 SF	18	18	2001	2002	5	40
23	PT2:BRICK PATIO	1,000 SF	0	0	2003	2004	2	50

### Appraiser Notes

2002-08-26 - TPP ACCOUNTS: \*\*\*\*\*CHARTERS\*\*\*\*\* 8859716 - CONCH HARBOR, 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS, 8928754 - GOODSON, L - SEABLASTER, 8939470 - KING, ALLEN - AFTERNOON DELIGHT, 8955651 - KRINITT, DENNIS - KRINITT YACHT, 8874162 - LAMPE, DANNY - TORTUGA BY, 8970864 - LENNON, RALPH - SAIL FISH, 8938744 - NORTH TIM - JE-ME-CA, 8702345 - REEF EXPLORER, 8955783 - REEVES, LEE - VACATION YACHT,8941208 - WHISKER CHARTERS, 9022267 - CARTER BARRY - BLUEFIN H E II,

2007-01-17-C.O.#6649 ISSUED FOR 400SF BUILD OUT FOR OFFICE-SKI

2004-09-24 - VALUE REDUCED TO \$7,225,000 WITH \$3,995,000 ALLOCATED TO THE SUBMERGED LAND BOAT SLIPS WHICH WERE RECENTLY CONDOIZED, AS PER KARL BORGLUM.BCS, 2003-03-12 - BLDG #1 = CONCH HARBOR STORES, BLDG.#2 = WAREHOUSE, BLDG.#3 = TEXACO, 2002-08-26 - TPP ACCOUNTS: \*\*\*\*\*CHARTERS\*\*\*\*\* 8859716 - CONCH HARBOR 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS 8928754 - GOODSON, L - SEABLASTER 8939470 - KING, ALLEN - AFTERNOON DELIGHT 8955651 - KRINITT, DENNIS - KRINITT YACHT 8874162 - LAMPE, DANNY - TORTUGA BY 8970864 - LENNON, RALPH - SAIL FISH 8938744 - NORTH TIM - JE-ME-CA 8702345 - REEF EXPLORER 8955783 - REEVES, LEE - VACATION YACHT 8941208 - WHISKER CHARTERS 9022267 - CARTER BARRY - BLUEFIN H E II  
2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
43	06-5364	10/17/2006	12/21/2006	2,000	Commercial	INSTALL SIX OUTLETS AND EXIST LITE'
42	06-5362	10/16/2006	12/21/2006	5,700	Commercial	BUILD-OUT 400SF OFFICE SPACE . METAL STUD WALLS21'x6"
39	06-4524	08/08/2006	11/07/2006	13,250	Commercial	INTERIOR BUILD - OUT OF RETAIL SPACE WORK ONLY INSULATION, DRYWALL
49	06-4526	08/08/2006	11/07/2006	5,000	Commercial	INSTALL 14 LIGHT FIXTURES
41	06-4525	09/22/2006	11/07/2006	3,000	Commercial	INSTALL WATERLINE & DRAIN
44	06-6070	11/07/2006	12/21/2006	4,500	Commercial	SHELL CO FOR COMMERCIAL UNIT 400SF,AND ELECTRIC



45	06-6072	11/07/2006	12/21/2006	2,300	Commercial	INSTALL 6 NEW OUTLETS, SMOKE DETECTOR, HANGING LITES
46	08-0055	01/25/2008	01/25/2008	40,000	Commercial	REPLACE APPROX. 16,649 CF OF POSSIBLE REMMANT PETROLEUM IMPACTED SOIL
	4221	04/11/2007	04/11/2007	0	Commercial	ISSUED C/O
1	B953062	09/01/1995	11/01/1996	45,000	Commercial	FUEL CONTAINMENT BLDG
2	E954124	11/01/1995	11/01/1996	2,000	Commercial	ELECTRICAL
3	B954326	12/01/1995	11/01/1996	12,000	Commercial	ROOF OVER FUEL CONTAINMEN
4	96-0684	02/01/1996	11/01/1996	10,000	Commercial	ELECTRIC
5	96-0890	02/01/1996	11/01/1996	8,000	Commercial	ELECTRIC
6	96-1163	03/01/1996	11/01/1996	120,000	Commercial	TANKS
7	96-1597	04/01/1996	11/01/1996	1,170	Commercial	FIRE ALARM
8	96-1669	04/01/1996	11/01/1996	2,800	Commercial	FENCE
9	96-1765	04/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
12	96-1878	05/01/1996	11/01/1996	5,000	Commercial	FENCE
10	96-1470	04/01/1996	11/01/1996	250	Commercial	SIGN
13	96-3313	08/01/1996	11/01/1996	1,500	Commercial	SIGN
14	96-3318	08/01/1996	11/01/1996	21,000	Commercial	RENOVATIONS
15	96-3705	09/01/1996	11/01/1996	50,000	Commercial	PLUMBING
16	9604422	11/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
21	9604613	12/24/1997	11/02/1998	18,500		BATH HOUSE & RESTROOMS
22	9801334	04/23/1998	11/02/1998	4,000		ELECTRICAL
23	9801740	06/02/1998	11/02/1998	5,000		ELECTRICAL
11	9601488	04/01/1996	11/02/1998	55,000	Commercial	PLUMBING
17	9604787	12/17/1996	11/02/1998	95,000		NEW STRUCTURE
18	9700182	01/24/1997	11/02/1998	2,000		ELECTRICAL
19	97-0220	01/29/1997	11/02/1998	1,961		ROOF
20	97-0222	01/29/1997	11/02/1998	4,000		PLUMBING
25	99-3570	10/19/1999	12/15/1999	48,000		ELECTRICAL
24	99-2306	09/27/1999	10/25/1999	73,404		RENOVATIONS WEIGHT STATIO
26	01-0584	03/01/2001	12/12/2002	116,000	Commercial	STORE BUILD OUT
31	02-2541	11/13/2002	12/12/2002	55,500	Commercial	ELECTRIC UPDATE
27	01-2080	05/25/2001	12/12/2002	100,000	Commercial	FOUNDATION
32	02-3181	12/09/2002	12/12/2002	7,000	Commercial	PAINT
33	02-3360	12/19/2002	12/12/2002	1,970	Commercial	INSTALL SIGN
28	01-2265	06/12/2001	12/12/2002	66,000	Commercial	ELECTRIC
29	01-3208	02/26/2002	12/12/2002	2,500,000	Commercial	POOL & SPA COM. 77X113
30	01-2286	07/30/2002	12/12/2002	3,228,400	Commercial	NEW INDUSTRIAL
36	03-1293	04/28/2003	10/28/2003	23,000	Commercial	INSTALL 4 GREASE HOODS
37	03-1295	04/28/2003	10/28/2003	1,700	Commercial	INSTALL FIRE SPRINKLERS
34	03-2519	01/27/2003	01/27/2004	30,200	Commercial	A/C
35	02-3128	01/27/2003	10/28/2003	648,000	Commercial	ROOF, INTERIOR & ELECTRICAL - MONTY'S
38	03-3374	09/23/2003	12/15/2003	3,000	Commercial	BIKE PARKING PAVERS

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	3,962,630	466,533	4,796,605	7,700,000	7,628,135	0	7,700,000
2011	4,010,093	484,885	4,796,605	6,934,669	6,934,669	0	6,934,669
2010	4,099,273	501,439	7,359,367	7,700,000	7,700,000	0	7,700,000
2009	5,226,384	520,048	6,952,235	10,000,000	10,000,000	0	10,000,000
2008	5,226,384	536,641	6,952,235	12,715,260	12,715,260	0	12,715,260
2007	3,697,609	313,426	9,931,739	10,120,957	10,120,957	0	10,120,957
2006	3,697,609	464,190	6,546,334	8,670,000	8,670,000	0	8,670,000
2005	3,776,267	479,257	6,546,334	7,225,000	7,225,000	0	7,225,000
2004	3,034,779	485,419	6,546,334	7,225,000	7,225,000	0	7,225,000
2003	3,034,779	500,596	6,178,903	9,714,278	9,714,278	0	9,714,278
2002	169,585	255,377	4,366,499	6,965,778	6,965,778	0	6,965,778
2001	169,585	263,618	4,366,499	6,965,778	6,965,778	0	6,965,778
2000	166,611	179,942	2,636,477	5,399,218	5,399,218	0	5,399,218
1999	173,656	185,446	2,161,957	1,700,000	1,700,000	0	1,700,000
1998	69,111	187,785	2,161,957	1,700,000	1,700,000	0	1,700,000
1997	69,111	193,222	2,026,850	1,700,000	1,700,000	0	1,700,000
1996	16,435	104,743	2,026,850	1,700,000	1,700,000	0	1,700,000
1995	0	73,610	2,026,850	1,700,000	1,700,000	0	1,700,000
1994	0	75,885	2,026,597	1,700,000	1,700,000	0	1,700,000
1993	0	79,061	2,026,597	2,105,658	2,105,658	0	2,105,658
1992	0	6,887	2,026,597	1,739,655	1,739,655	0	1,739,655
1991	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1990	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1989	57,263	28,880	2,471,460	2,557,603	2,557,603	0	2,557,603
1988	53,784	28,880	2,141,932	2,224,596	2,224,596	0	2,224,596
1987	52,563	28,880	1,230,787	1,312,230	1,312,230	0	1,312,230
1986	51,044	28,880	1,230,787	1,310,711	1,310,711	0	1,310,711
1985	50,044	28,880	935,207	1,014,131	1,014,131	0	1,014,131
1984	48,508	28,880	935,207	1,012,595	1,012,595	0	1,012,595
1983	48,508	28,880	612,817	690,205	690,205	0	690,205
1982	42,072	28,880	318,954	389,906	389,906	0	389,906

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
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1/28/2010	2450 / 2196	7,700,000	WD .....	30 .....
5/2/2007	2292 / 1354	14,900,000	WD .....	Q .....
1/29/1999	1560 / 0056	7,000,000	WD .....	Q .....
12/1/1993	1287 / 0266	1,700,000	WD .....	Q .....

This page has been visited 7,955 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., November 15, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Major Development Plan - 951 Caroline Street (RE# 00002970-000000)** – A request to amend a Major Development Plan and Conditional Use approval (CC Res. 99-225) in the HRCC-2 zoning district per Section 108-91(A.)(2)(b); and minimum landscaped areas per Section 108-412(a) and to modify landscaping standards along street frontage per Section 108-413(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Variations - 951 Caroline Street (RE# 00002970-000000)** – A request in the HRCC-2 zoning district for building coverage, impervious surface ratio, front-yard and street-side setback per Section 122-720 (4) a. & b. and (6) a. & d. and parking requirements per Section 108-572(16) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).**

## **YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will be holding a Public Hearing:

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**Applicant:** Trepanier & Associates

**Owner:** Conch Harbor Retail Center, LLC

**Project Location:** 951 Caroline

**Date of Hearing:** Thursday, November 15, 2012

**Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene  
City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at [kdeberje@keywestcity.com](mailto:kdeberje@keywestcity.com) .**

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign lan-

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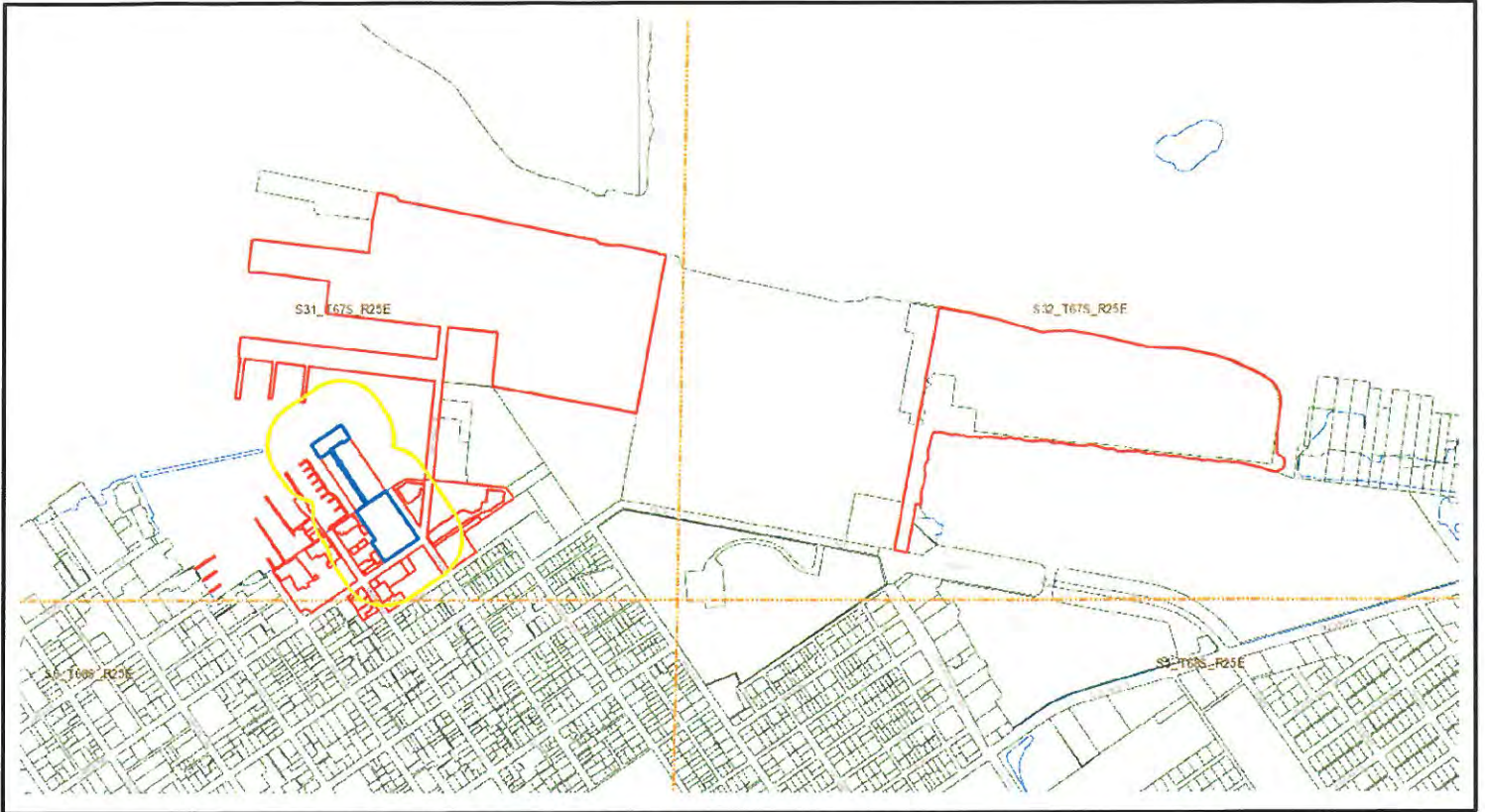
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# Monroe County, Florida

951 Caroline

Printed: Nov 01, 2012

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 FOURNIER FRANK III	17 HARLOW AVE		NORTHAMPTON	MA	01060	
2 CLARKE KALO & PEDERSON KIM (H/W)	29 FRONT ST #2		MARBLEHEAD	MA	01945	
3 LYON DAUN E	282 N PINE CREEK RD		FAIRFIELD	CT	06824	
4 TANDA LLC	56 STONE RIDGE LN		TRYON	NC	28782	
5 UNITED STATES OF AMERICA	VACANT LAND TRUMBO RD		ATLANTA	GA	30345	
6 ENSCRIBNER LLC	3776 E MILLERS BRIDGE RD		TALLAHASSEE	FL	32312	
7 BEK-GRAN PATRICK	305 GRINNELL ST	UNIT C301	KEY WEST	FL	33040	
8 STEAMPLANT CONDOMINIUMS LLC	201 FRONT ST STE 224		KEY WEST	FL	33040	
9 ALSOBROOKS MELISSA K	305 GRINNELL ST	UNIT C101	KEY WEST	FL	33040	
10 STEAMPLANT	281 TRUMBO RD		KEY WEST	FL	33040	
11 IRIZARRY ANTONIO JR AND JUDI LYNN	301 GRINNELL ST	UNIT A203	KEY WEST	FL	33040	
12 CURRY GAY M	303 GRINNELL ST	UNIT B203	KEY WEST	FL	33040	
13 FELSHER ALLYSON M	301 GRINNELL ST	UNIT A204	KEY WEST	FL	33040	
14 PIERCE MEAGAN M	303 GRINNELL ST	UNIT B303	KEY WEST	FL	33040	
15 CONFIDENTIAL DATA F.S. 119.07	305 GRINNELL ST		KEY WEST	FL	33040	
16 DEEGAN KEVIN G	303 GRINNELL STREET	UNIT B402	KEY WEST	FL	33040	
17 BRAGHIERI ADELE	303 GRINNEL ST	UNIT B401	KEY WEST	FL	33040	
18 830 CAROLINE LLC	830 CAROLINE ST		KEY WEST	FL	33040	
19 DENNY ANDREA P	301 GRINNELL ST	UNIT A401	KEY WEST	FL	33040	
20 LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040	
21 WEST SANDRA A	305 GRINNELL ST	UNIT C102	KEY WEST	FL	33040	
22 CONCH HARBOR MARINA A CONDOMINIUM	951 CAROLINE ST		KEY WEST	FL	33040	
23 SHAW EDWARD F	305 GRINNELL ST	UNIT C203	KEY WEST	FL	33040	
24 BRAHAM HEATHER	303 GRINNELL ST	UNIT B404	KEY WEST	FL	33040	
25 TIMYAN PATRICIA A REV TR 9/12/1988 AS AMENDED	52 FRONT ST		KEY WEST	FL	33040	
26 COUGHLIN EMILIA C	301 GRINNELL STREET	STE A403	KEY WEST	FL	33040	
27 MELLOR LYNN B	303 GRINNELL ST	UNIT B302	KEY WEST	FL	33040	
28 CITY OF KEY WEST	P O BOX 1409		KEY WEST	FL	33040	
29 ROY GARY P	303 GRINNELL ST	UNIT B405	KEY WEST	FL	33040	
30 LAIRD LEWIS D AND ALISON J	301 GRINNELL ST	UNIT A201	KEY WEST	FL	33040	
31 SAUNDERS FRED JR	301 GRINNELL ST	UNIT A202	KEY WEST	FL	33040	
32 BARILLAS DAVID H	303 GRINNELL ST	UNIT B301	KEY WEST	FL	33040	
33 NELSON AARON B	303 GRINNELL ST	UNIT B202	KEY WEST	FL	33040	
34 BARROSO JULIO J	301 GRINNELL ST	UNIT A404	KEY WEST	FL	33040	



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 FINIGAN ROBIN S	303 GRINNELL ST	UNIT B403	KEY WEST	FL	33040	
36 OLOUGHLIN KEVIN F AND DIANE	308 MARGARET ST	UNIT 3	KEY WEST	FL	33040	
37 BEST OF BOTH WORLDS SEAPORT LLC	3210 RIVIERA DR		KEY WEST	FL	33040	
38 INGRAM MICHAEL B	1001 WHITEHEAD ST		KEY WEST	FL	33040	
39 LAMPE DANNY A	5 PUERTA DR		KEY WEST	FL	33040	
40 SCHOTT SANDRA L	305 GRINNELL ST	UNIT C303	KEY WEST	FL	33040	
41 ALEA BROTHERS ENTERPRISES LLC	1025 JOHNSON ST		KEY WEST	FL	33040	
42 RAILWAY CONDOMINIUM	301-303-305 GRINNELL ST		KEY WEST	FL	33040	
43 SILVA EDUARDO M	301 GRINNELL ST	UNIT A303	KEY WEST	FL	33040	
44 PRITCHARD JESSICA	301 GRINNELL ST	UNIT 305	KEY WEST	FL	33040	
45 BELL DAVID T	305 GRINNELL ST	UNIT C201	KEY WEST	FL	33040	
46 WILD WILLIAM H AND JUDITH A	301 GRINNELL ST	UNIT A205	KEY WEST	FL	33040	
47 MAURER GOTTFRIED AND VIRGINIA L	1442 LONG BEACH RD		BIG PINE KEY	FL	33043	
48 WOLSZCZAK ANDREW AND PATRICIA	120 PIRATES COVE DR		MARATHON	FL	33050	
49 CONCH SLIP LLC	9900 SW 92ND AVE		MIAMI	FL	33176	
50 MEUSER STANLEY	5050 N OCEAN DR		WEST PALM BEA	FL	33404	
51 RUFFOLO ROBERT FRANCIS	126 BOSPHOROUS AVE		TAMPA	FL	33606	
52 YUNKER RAY	3108 SE 22ND AVE		CAPE CORAL	FL	33904	
53 CARROLL JAMES P AND JAMES T	12734 KENWOOD LN		FT MYERS	FL	33907	
54 CONCH LLC	11290 LONGWATER CHASE		FORT MYERS	FL	33908	
55 JENJEY LLC	P O BOX 990		SANIBEL	FL	33957	
56 FFM BOAT INC	7001 POST ROAD	STE 200	DUBLIN	OH	43016	
57 HOWARD DAVID B AND BETH M	2525 N LAKE LEELANAU DR		LAKE LEELANAU	MI	49653	
58 HOWARD DAVID B AND BETH M	2525 N LAKE LEELANAU DR		LAKE LEELANAU	MI	49653	
59 JOHNSON KENNETH URBAN 2006 REV LIV TR 12/15/2006	2201 WILLIAMS POINT DR		STOUGHTON	WI	53589	
60 MCCALL SUSAN 1993 TR	22431 GILMORE ST		WEST HILLS	CA	91307	
61 MIKE LORI A	22431 GILMORE ST		WEST HILLS	CA	91307	
62 DOE BRIAN D AND JULIE C	47 W SHORE RD		WINDHAM	NH	03087-2115	
63 MAKRIS MARGARET L REV TR	11204 OAK LEAF DR		SILVER SPRING	MD	20901-1313	
64 TOWER EQUITIES RE INC	PO BOX 690785		CHARLOTTE	NC	28227-7014	
65 ALEA DAVID AND ELAINE R	1025 JOHNSON ST		KEY WEST	FL	33040-4825	
66 CONCH HARBOR RETAIL CENTER LLC	951 CAROLINE ST		KEY WEST	FL	33040-6636	
67 PAGE CYNTHIA L	301 GRINNELL ST APT 302		KEY WEST	FL	33040-6917	
68 GAMMELL LOU W	301 GRINNELL ST APT 301		KEY WEST	FL	33040-6917	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 BROWN JULIE N	301 GRINNELL ST	UNIT A304	KEY WEST	FL	33040-6917	
70 MILLER WADE B	305 GRINNELL ST APT 302		KEY WEST	FL	33040-6933	
71 CAMP LAURA LEA	305 GRINNELL ST APT 202C		KEY WEST	FL	33040-6933	
72 THE UTILITY BOARD OF THE CITY OF KEY WEST	1001 JAMES ST		KEY WEST	FL	33040-6935	
73 LANGLEY MARK H	310 MARGARET ST		KEY WEST	FL	33040-6938	
74 CARRICO CHRISTOPHER L	303 GRINNELL ST	UNIT B304	KEY WEST	FL	33040-6959	
75 FALCONER MARY A	303 GRINNELL ST	UNIT B205	KEY WEST	FL	33040-6959	
76 MILLER WAYNE H	303 GRINNELL ST APT 204B		KEY WEST	FL	33040-6959	
77 COX PAULA	303 GRINNELL ST APT 305B		KEY WEST	FL	33040-6959	
78 FURY MANAGEMENT INC	412 WHITE ST		KEY WEST	FL	33040-6960	
79 CLEMENTS THOMAS III	1025 FLEMING ST		KEY WEST	FL	33040-6962	
80 HECK RONALD K	908-1 TERRY LN		KEY WEST	FL	33040-7333	
81 STEAMPLANT NO 19	3340 N ROOSEVELT BLVD STE 6		KEY WEST	FL	33040-8021	
82 SMITH WAYNE LARUE &	P O BOX 1456		KEY WEST	FL	33041-1456	
83 MUCCINO JANET M	PO BOX 4386		KEY WEST	FL	33041-4386	
84 HARLOW JAMES MYRON DEC TR 12/7/2001	16657 HOLLY LN		SUMMERLAND KI	FL	33042-3508	
85 MACKENZIE DREW IRA	191 PEARL AVE		TAVERNIER	FL	33070-2421	
86 GANEM JOSEPH E AND MIRIAM ELAINE	1501 SE 9TH ST		FORT LAUDERDA	FL	33316-1411	
87 KEY WEST 07 LLC	508 SW 12TH AVE		DEERFIELD BEAC	FL	33442-3110	
88 I-4 VENTURES LLC	12327 FORT KING HW		THONOTOSASSA	FL	33592-2602	
89 BEAVER MICHAEL D AND LINDA Y	1311 SCOTTSLAND DR		LAKELAND	FL	33813-3796	
90 MOURIZ LAZARO J AND MARY E	4125 SW 27TH AVE		CAPE CORAL	FL	33914-5480	
91 BAR HOPPER LLC	PO BOX 11452		NAPLES	FL	34101-1452	
92 HAUBERT ERIC J AND KRISTEN WINTERS REV TR 5/25/06	7912 HICKORY AVE		RUSSELLS POINT	OH	43348-9678	
93 FISK CAROL BUCKLEY REVOCABLE TRUST 3/5/2003	20 HILLARY FARM LN		SAINT PAUL	MN	55110-5934	
94 ALDEN PAULETTE BATES	4900 WASHBURN AVE S		MINNEAPOLIS	MN	55410-1814	
95 CANNON ROGER	PO BOX 8666		ROLLING MEADO	IL	60008-8666	
96 CONCH HARBOR RENTAL SERVICES LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
97 AMITCH LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
98 JSM HOLDINGS LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
99 MOSTYN JOHN STEVEN	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
100 1993 SUSAN MCCALL TRUST	22431 GILMORE RD		WEST HILLS	CA	91307-3707	